

**Attachment E-1 – Proposed Project Map Options Zoning  
Ordinance Amendment**

**An Ordinance Changing the Zoning Classification of Certain Property  
Within the County of San Diego Related to the Property Specific Requests  
General Plan Amendment and Rezone [GPA 12-005; REZ 14-006]  
[Proposed Project Map Options]**

# **Form of Ordinance Zoning Classification**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION  
OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN  
DIEGO RELATED TO THE PROPERTY SPECIFIC  
REQUESTS GENERAL PLAN AMENDMENT AND REZONE  
[GPA 12-005; REZ 14-006]

*Maps showing proposed changes to the  
Zoning Ordinance are located at the link below:*

<https://www.sandiegocounty.gov/content/sdc/pds/advance/PSR.html>



**ORDINANCE NO. \_\_\_\_\_ (NEW SERIES)**

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY  
WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE PROPERTY SPECIFIC  
REQUESTS GENERAL PLAN AMENDMENT AND REZONE [GPA 12-005; REZ 14-006]**

The Board of Supervisors of the County of San Diego ordains as follows:

**BO18+**

**Section 1.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the BO18+ Analysis Area – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
BO-LS-18A	4AC	2AC
BO-LS-18B	8AC	2AC

**Section 2.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the BO18+ Analysis Area – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
BO-SR-18A	-	D
BO-SR-18B	A	A, D
BO-SR-18C	B	B, D

**CD14**

**Section 3.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the CD14 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CD-LS-14A	4AC	1AC
CD-LS-14B	2AC	1AC

**Section 4.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the CD14 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CD-SR-14A	D3	D3, D
CD-SR-14B	-	D

**DS8**

**Section 5.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the DS8 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
DS-SR-8A	P	P, D
DS-SR-8B	C, P	C, P, D
DS-SR-8C	-	D
DS-SR-8D	C	C, D

**DS24**

**Section 6.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the DS24 – Use Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
DS-UR-24	S92	RS

**Section 7.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the DS24 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
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DS-LS-24                      1AC                      0.5AC

**Section 8.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the DS24 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
DS-SR-24	-	D

**FB2+**

**Section 9.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FB2 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
FB-LS-2	8AC	2AC

**Section 10.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FB2 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
FB-SR-2A	A	A, D
FB-SR-2B	-	D

**FB17**

**Section 11.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FB17 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
FB-LS-17	2AC	1AC

**Section 12.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FB17 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
FB-SR-17A	-	D
FB-SR-17B	B	B, D

**FB19+**

**Section 13.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FB19+ – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
FB-SR-19A	B	B, D
FB-SR-19B	-	D
FB-SR-19C	A	A, D

**FB21+**

**Section 14.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FB21 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
FB-SR-21A	-	D
FB-SR-21B	C	C, D

**ME26**

**Section 15.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the ME26 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
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ME-SR-26                      -                      D

## **ME30A**

**Section 16.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the ME30A – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

### Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
ME-SR-30A	-	D

## **NC3A**

**Section 17.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC3A – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

### Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
NC-SR-3A	-	D

## **NC18A**

**Section 18.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC18A – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

### Lot Size Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
NC-LS-18A	2AC	1AC

**Section 19.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC18 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

### Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
NC-SR-18A	A	A, D

## NC22

**Section 20.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC22 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

### Lot Size Changes

Sub-Area No.	Old	New
NC-LS-22A	2AC	0.5AC
NC-LS-22B	2AC	1AC

**Section 21.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC22 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

### Special Regulation Changes

Sub-Area No.	Old	New
NC-SR-22A	-	D
NC-SR-22B	C	C, D

## NC37

**Section 22.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC37 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

### Lot Size Changes

Sub-Area No.	Old	New
NC-LS-37	4AC	2AC

**Section 23.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC37 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

### Special Regulation Changes

Sub-Area No.	Old	New
NC-SR-37	-	D

## NC38+

**Section 24.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC38+ – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Lot Size Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
NC-LS-38A	2AC	0.5AC
NC-LS-38B	2AC	1AC

**Section 25.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the NC38+ – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
NC-SR-38A	-	D
NC-SR-38B	C	C, D
NC-SR-38C	A, C	A, C, D

### PP30

**Section 26.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the PP30 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
PP-SR-30A	-	D
PP-SR-30B	F	F, D

### SD15

**Section 27.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Use Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Use Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
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SD-UR-15A	RR	C34
SD-UR-15B	S80	C34
SD-UR-15C	RR	RV
SD-UR-15D	S80	RV
SD-UR-15E	S80	RR

**Section 28.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Density Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Density Changes

Sub-Area No.	Old	New
SD-DN-15	-	2

**Section 29.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Lot Size Changes

Sub-Area No.	Old	New
SD-LS-15A	1AC	6000SF
SD-LS-15B	2AC	6000SF
SD-LS-15C	1AC	0.5AC
SD-LS-15D	2AC	0.5AC

**Section 30.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Building Type Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Building Type Changes

Sub-Area No.	Old	New
SD-BT-15	C	L

**Section 31.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Height Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Height Changes

Sub-Area No.	Old	New
SD-HT-15	G	J



**Section 32.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Lot Coverage Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Lot Coverage Changes

Sub-Area No.	Old	New
SD-LC-15	-	0.6

**Section 33.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Setback Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Setback Changes

Sub-Area No.	Old	New
SD-SB-15A	B	O
SD-SB-15B	B	J

**Section 34.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the SD15 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Special Regulation Changes

Sub-Area No.	Old	New
SD-SR-15A	-	D, D1
SD-SR-15B	-	D

#### VC7+

**Section 35.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC7+ – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Lot Size Changes

Sub-Area No.	Old	New
VC-LS-7A	2AC	1AC
VC-LS-7B	4AC	1AC

**Section 36.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC7+ – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

## Special Regulation Changes

Sub-Area No.	Old	New
VC-SR-7A	-	D
VC-SR-7B	B	B, D
VC-SR-7C	A	A, D

## VC51

**Section 37.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC51 – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

### Lot Size Changes

Sub-Area No.	Old	New
VC-LS-51A	10AC	2AC
VC-LS-51B	4AC	2AC

**Section 38.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC51 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

## Special Regulation Changes

Sub-Area No.	Old	New
VC-SR-51A	A	A, D
VC-SR-51B	-	D

## VC57+

**Section 39.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC57+ – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

### Lot Size Changes

Sub-Area No.	Old	New
VC-LS-57A	2AC	1AC
VC-LS-57B	4AC	1AC

**Section 40.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC57+ – Special Regulation Changes Map

from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
VC-SR-57A	-	D
VC-SR-57B	B	B, D
VC-SR-57C	F	F, D

#### VC67

**Section 41.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC67 – Use Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Use Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
VC-UR-67	RR	M54

**Section 42.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC67 – Building Type Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Building Type Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
VC-BT-67	C	W

**Section 43.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the VC67 – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
VC-SR-67	B, F	B, F, D

#### Western Champagne Gardens

**Section 44.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Use Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all

documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Use Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CG-UR-1	S88	RR
CG-UR-6A	S88	RR
CG-UR-6B	S88	C42
CG-UR-7	S88	RR
CG-UR-8A	S90	RR
CG-UR-8B	S90	C42

**Section 45.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Density Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Density Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CG-DN-8	-	0.5

**Section 46.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Lot Size Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CG-LS-1	-	4AC
CG-LS-6A	-	4AC
CG-LS-6B	-	2AC
CG-LS-7	-	4AC
CG-LS-8A	-	4AC
CG-LS-8B	-	2AC

**Section 47.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Building Type Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Building Type Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CG-BT-1	W	C
CG-BT-6A	W	C

CG-BT-7	W	C
CG-BT-8A	T	C
CG-BT-8B	T	F

**Section 48.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Height Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Height Changes

Sub-Area No.	Old	New
CG-HT-6	J, G	G

**Section 49.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Setback Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Setback Changes

Sub-Area No.	Old	New
CG-SB-1	V	C
CG-SB-6A	V	C
CG-SB-6B	V	Q
CG-SB-7	V	C
CG-SB-8A	O	C
CG-SB-8B	O	Q

**Section 50.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Western Champagne Gardens – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Special Regulation Changes

Sub-Area No.	Old	New
CG-SR-1	B, D	B, D
CG-SR-6	B, D	B, D
CG-SR-7	B, D	B, D
CG-SR-8	B	B, D

#### Eastern Champagne Gardens

**Section 51.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Use

Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Use Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CG-UR-2	S88	A70
CG-UR-3	S88	A70
CG-UR-4	S88	A70
CG-UR-5	S88	RC

**Section 52.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Density Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Density Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CG-DN-4	0.4	-
CG-DN-5	0.4	-

**Section 53.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Lot Size Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Lot Size Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CG-LS-2	-	1AC
CG-LS-3	-	0.5AC
CG-LS-4A	-	0.5AC
CG-LS-4B	4AC	0.5AC
CG-LS-4C	2.5AC	0.5AC
CG-LS-5A	-	0.5AC
CG-LS-5B	2.5AC	0.5AC

**Section 54.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Building Type Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Building Type Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CG-BT-2	W	C
CG-BT-3	W	C

CG-BT-4	W	C
CG-BT-5	W	C

**Section 55.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Height Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Height Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CG-HT-4	R	G

**Section 56.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Setback Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Setback Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CG-SB-2	V	C
CG-SB-3	V	C
CG-SB-4A	V	C
CG-SB-4B	D	C
CG-SB-5A	V	Q
CG-SB-5B	D	Q

**Section 57.** The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Eastern Champagne Gardens – Special Regulation Changes Map from the October 31, 2018, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Special Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
CG-SR-2	P, B, F	B, F, D
CG-SR-3	P, B	B, D
CG-SR-4A	P, B, F	B, F, D
CG-SR-4B	B	B, D
CG-SR-5A	D, B	B, D
CG-SR-5B	B	B, D

# COUNTY OF SAN DIEGO

## BO18+ Analysis Area

*Bonsall*

### Legend

Lot Size

2AC

Existing Regulation  
(No Change)

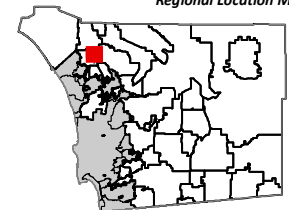
Community Planning  
Area Boundary

Roads

Assessor Parcels

Line Separating Differences in  
Existing Zone Box Regulation

Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

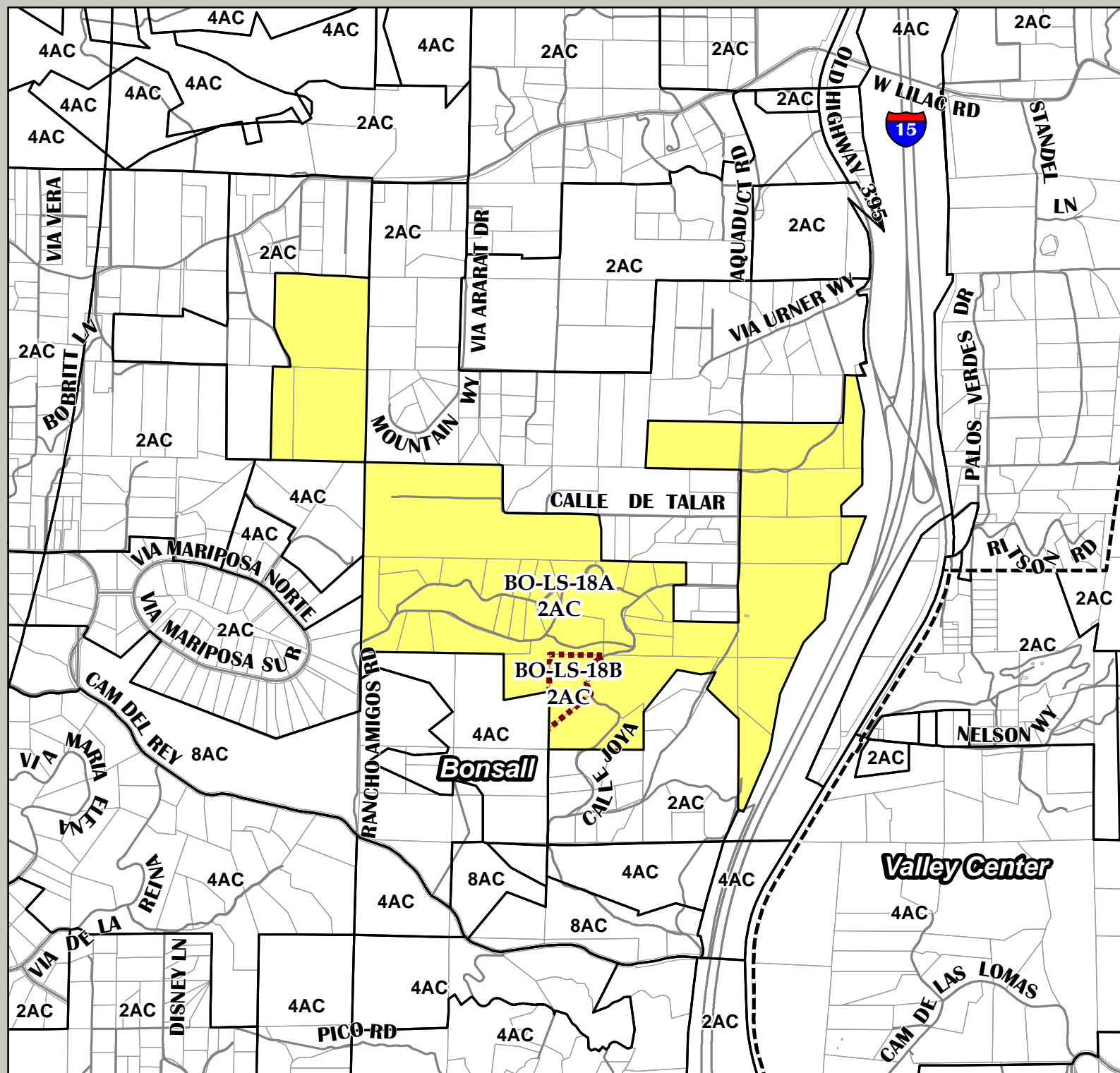
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PROPOSED MAP OPTION  
Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet





# COUNTY OF SAN DIEGO

## BO18+ Analysis Area

*Bonsall*

### Legend

#### Special Regulations



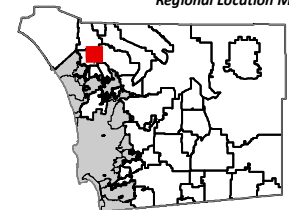
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

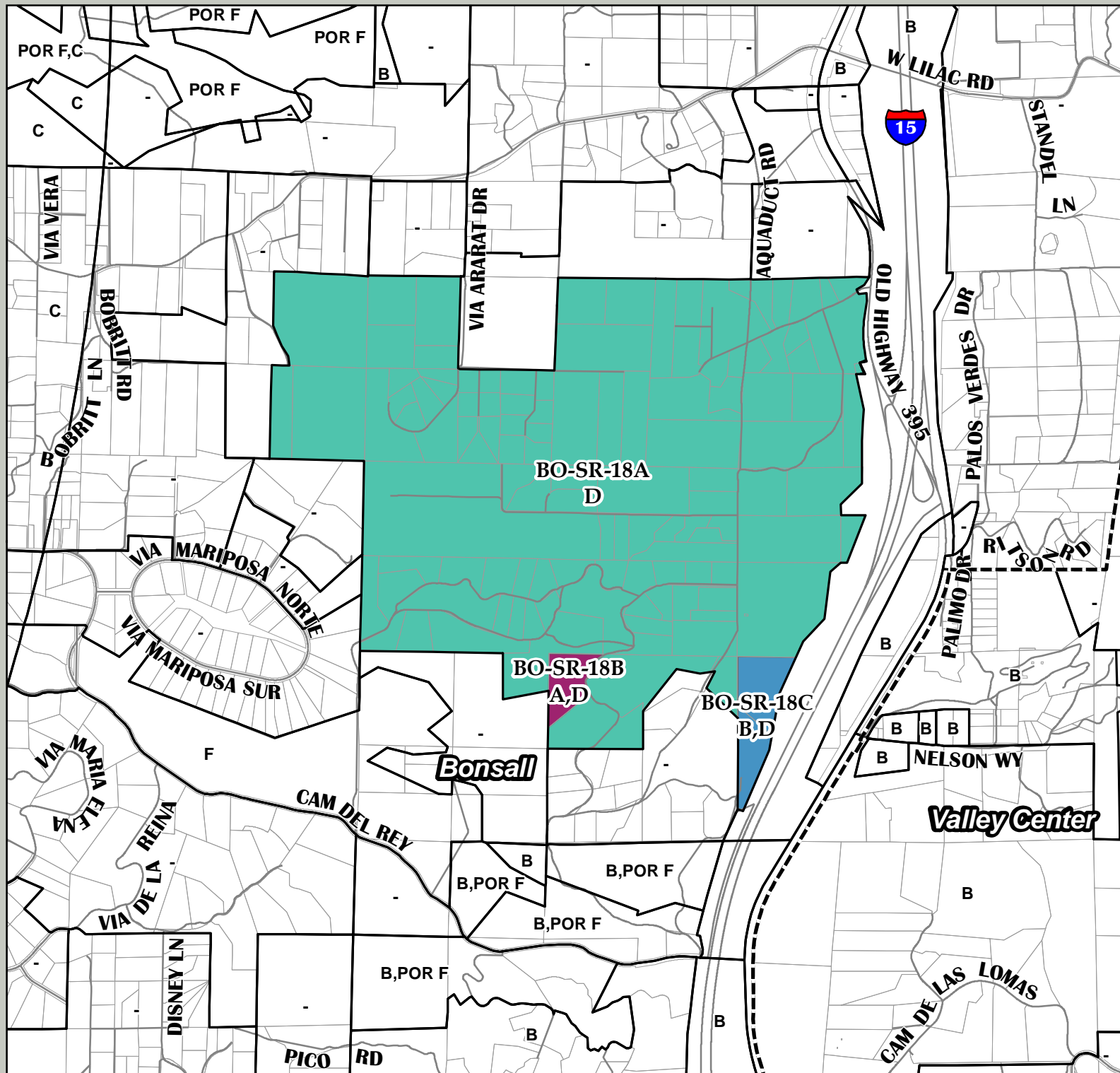
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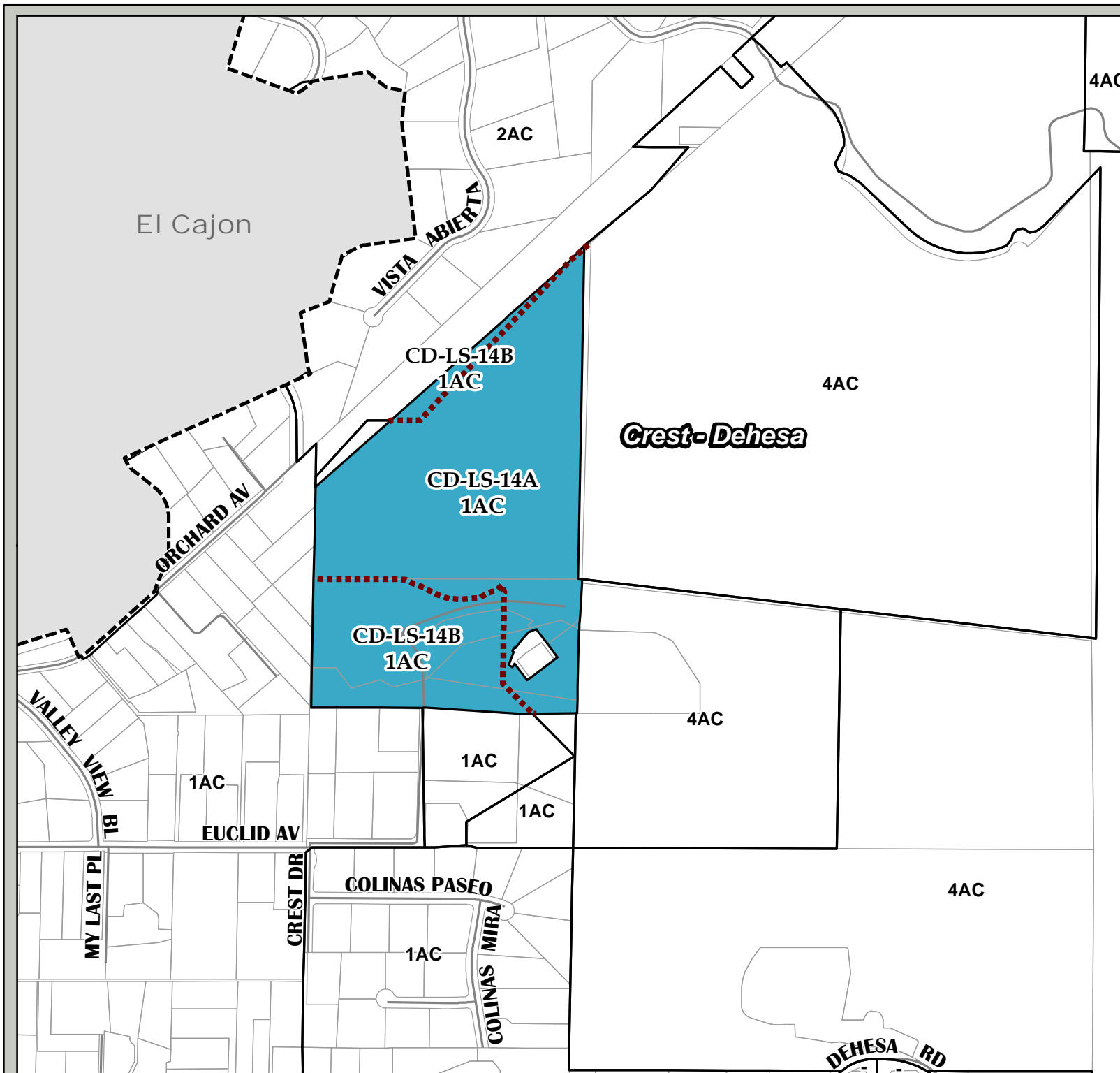
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Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet





# COUNTY OF SAN DIEGO

CD14

*Crest/Dehesa*

## Legend

### Lot Size

1AC

Existing Regulation  
(No Change)

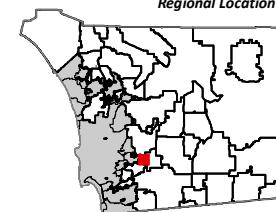
Community Planning  
Area Boundary

Roads

Assessor Parcels

Line Separating Differences in  
Existing Zone Box Regulation

## Regional Location Map



**LUeGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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0 400 800 Feet

El Cajon

ABIERTA  
VISTA

**Crest-  
Dehesa**

CD-SR-14B  
D

CD-SR-14A  
D3,D

D3

D3

D3

D3

CD-SR-14B  
D

EUCLID AV

CREST DR

COLINAS PASEO

COLINAS MIRA

DEHESA RD

VALLEY VIEW BL

MY LAST PL

## COUNTY OF SAN DIEGO

### CD14

#### *Crest/Dehesa*

#### Legend

##### Special Regulations

D

D3,D

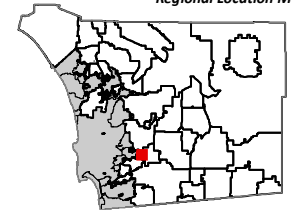
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

Regional Location Map



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Geographic Information Services



Coordinates: NAD83 Feet

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0 400 800 Feet

# COUNTY OF SAN DIEGO

## DS8 Analysis Area

*Desert*

### Legend


#### Special Regulations


 C,D

 C,P,D


 D

 P,D

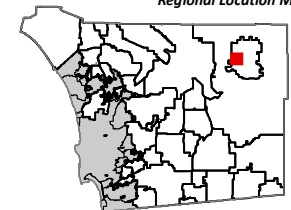
 Existing Regulation  
(No Change)

 Community Planning  
Area Boundary

 Roads

 Assessor Parcels

Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

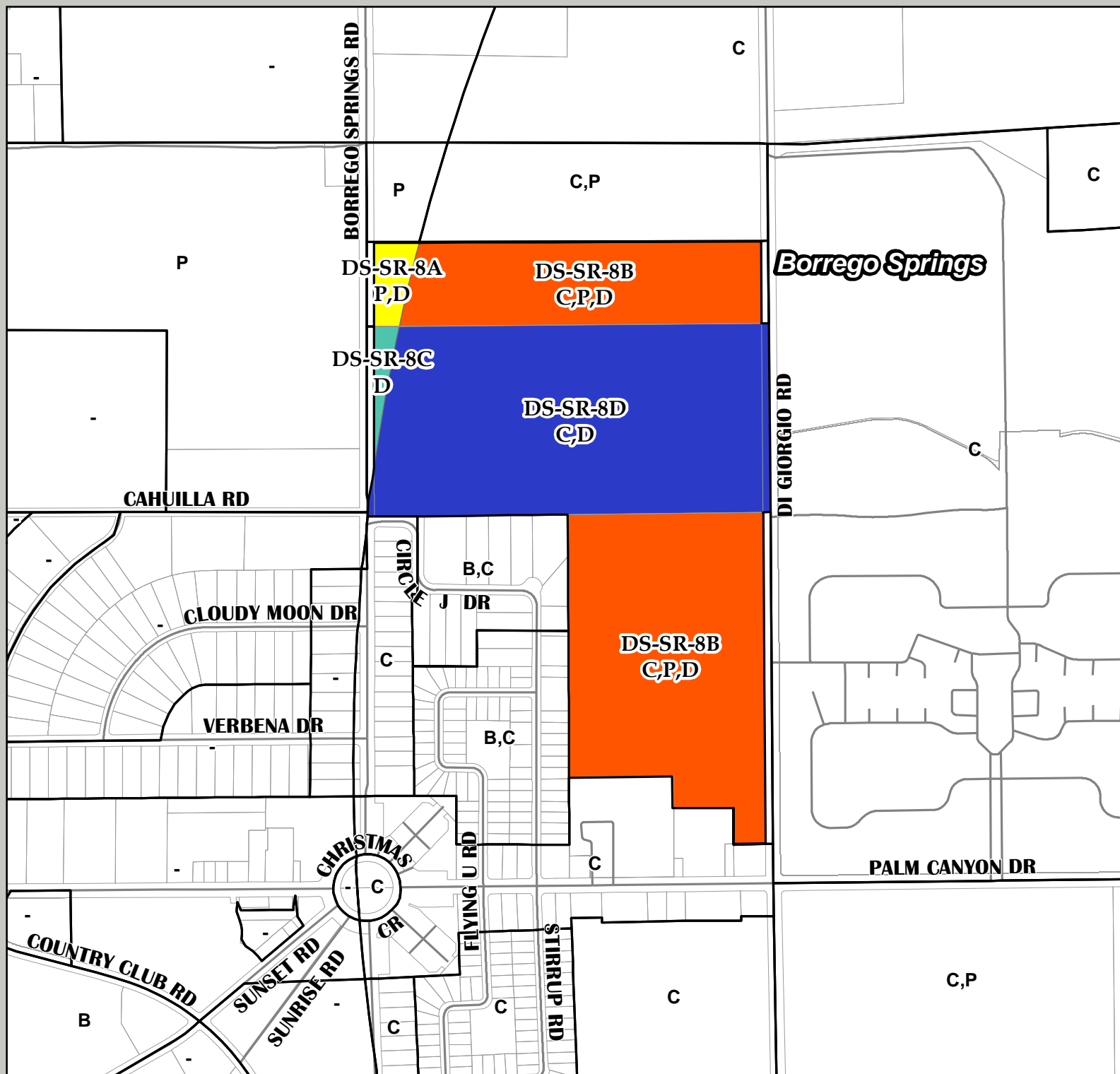
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0 400 800 Feet



COUNTY OF SAN DIEGO

DS24

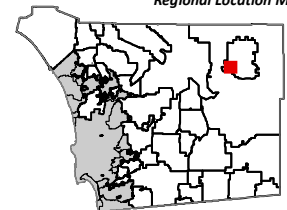
Desert

Legend

Use Regulations

- RS
- Existing Regulation (No Change)
- Community Planning Area Boundary
- Roads
- Assessor Parcels

Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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0 400 800 Feet

S92

RR

COUNTRY CLUB RD

BROKEN ARROW RD

WAGON RD

WEST STAR RD

EAST STAR RD

DS-UR-24  
RS

TILTING DR

RV

FLYING H RD

FRYING PAN RD

DOUBLE O RD

RS

BORREGO SPRINGS RD

RV

CARILLO RD

SWINGING V RD

RS

SAN RAFAEL RD

RS

EL TEJON RD

SAN CARLOS RD

RANGO WY

SAN LEON RD

SAN BENITO RD

SAN PABLO RD

**Borrego Springs**

S92

TUBB CANYON RD



# COUNTY OF SAN DIEGO

DS24

Desert

## Legend

Lot Size

0.5AC

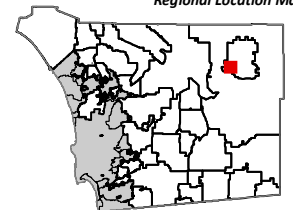
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

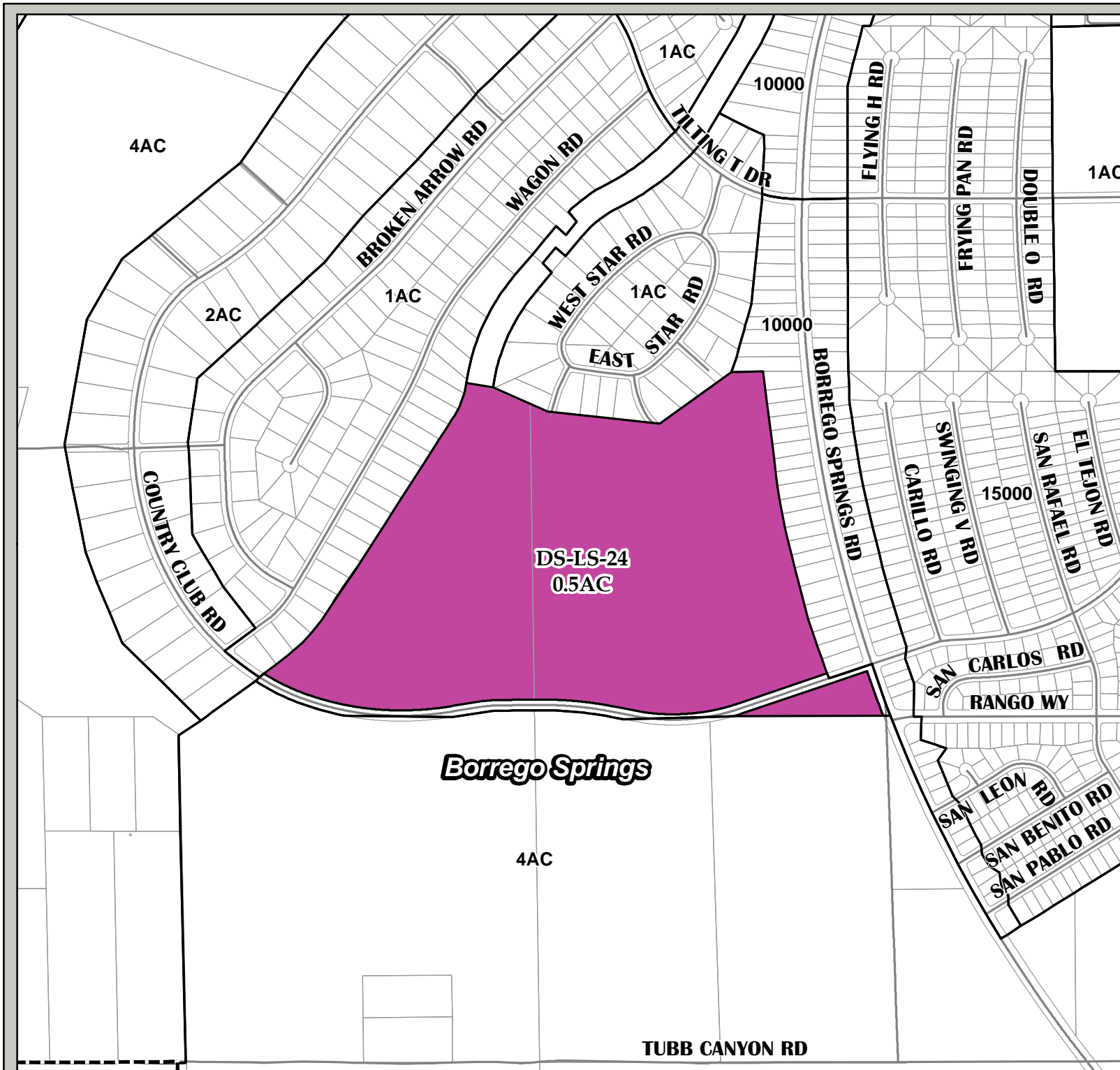
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0 400 800 Feet



COUNTY OF SAN DIEGO

DS24

Desert

Legend

Special Regulations



D



Existing Regulation  
(No Change)



Community Planning  
Area Boundary

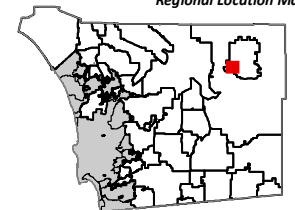


Roads



Assessor Parcels

Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

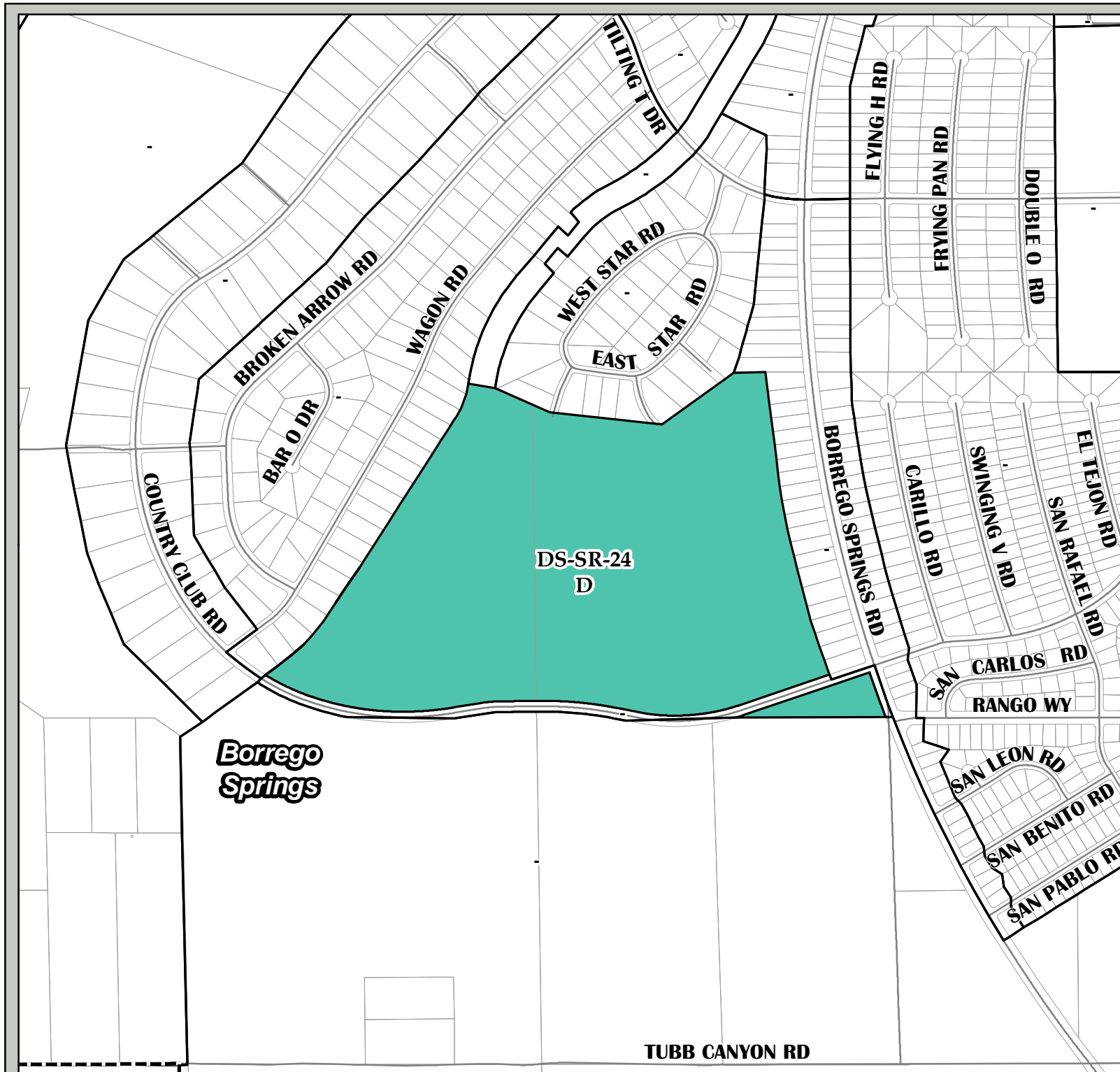
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0 200 400 Feet



# COUNTY OF SAN DIEGO

## FB2+ Analysis Area

### Fallbrook

#### Legend

##### Lot Size

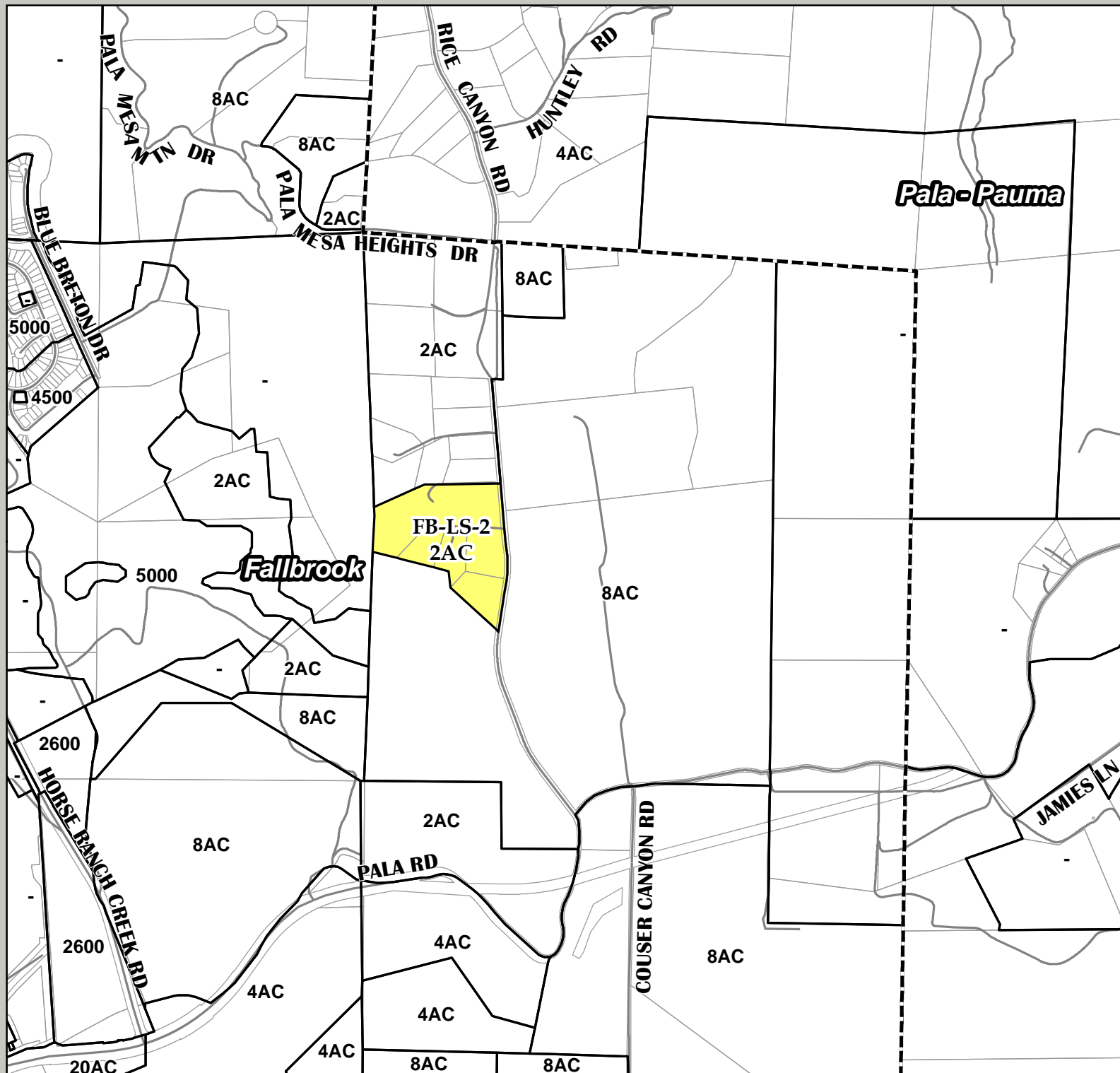
2AC

Existing Regulation  
(No Change)

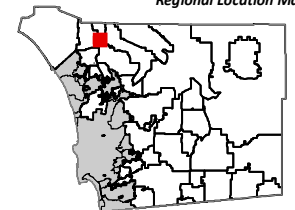
Community Planning  
Area Boundary

Roads

Assessor Parcels



#### Regional Location Map



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Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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0 400 800 Feet



# COUNTY OF SAN DIEGO

## FB2+ Analysis Area

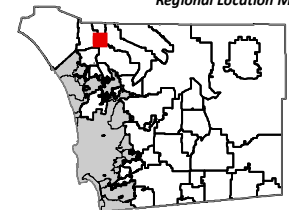
### Fallbrook

#### Legend

#### Special Regulations

- A,D
- D
- Existing Regulation (No Change)
- Community Planning Area Boundary
- Roads
- Assessor Parcels

#### Regional Location Map



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Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

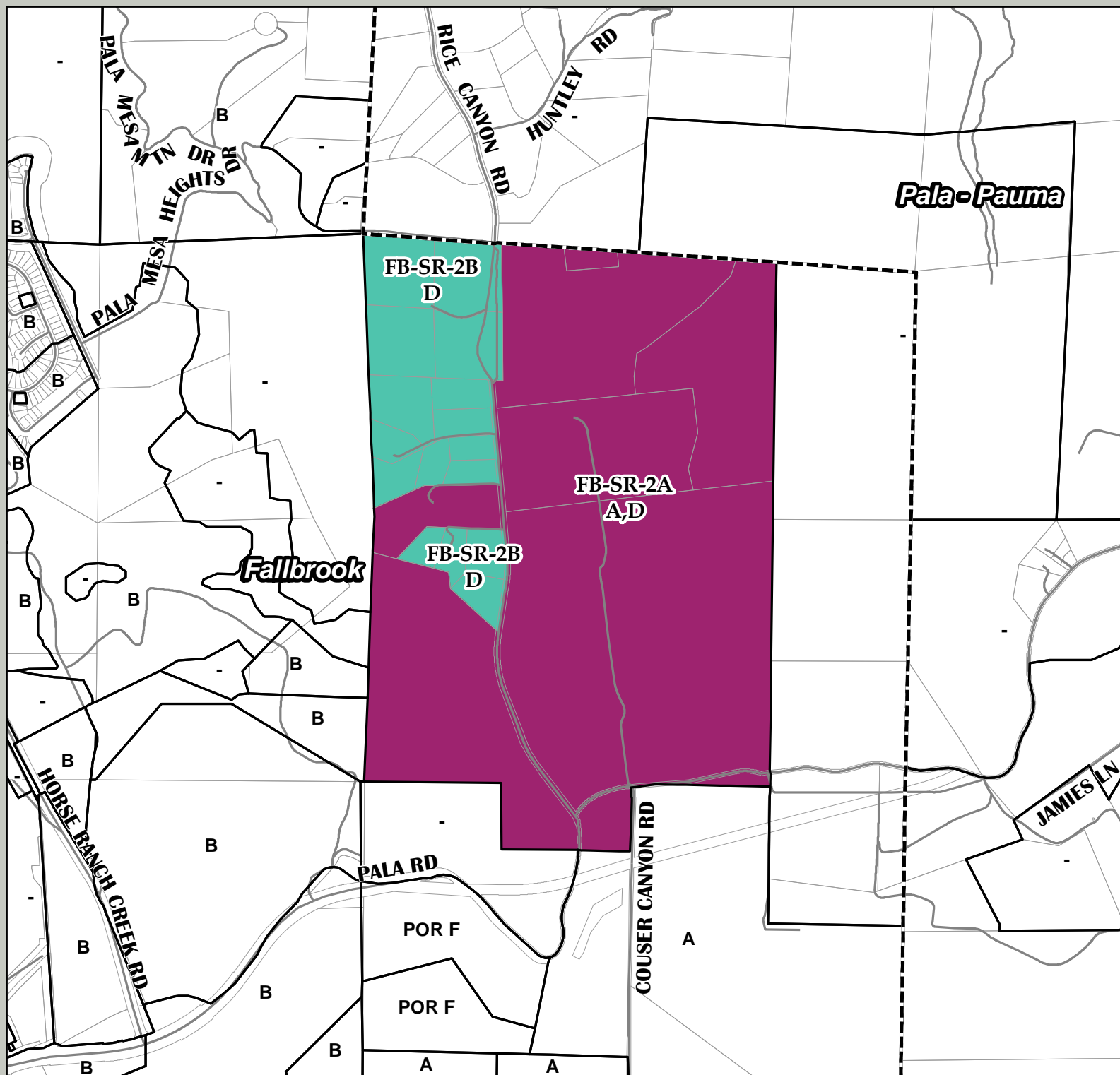
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0 400 800 Feet



# COUNTY OF SAN DIEGO

FB17

Fallbrook

## Legend

Lot Size

1AC

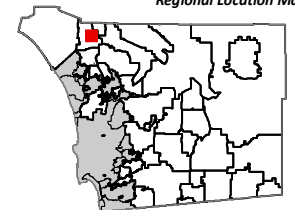
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

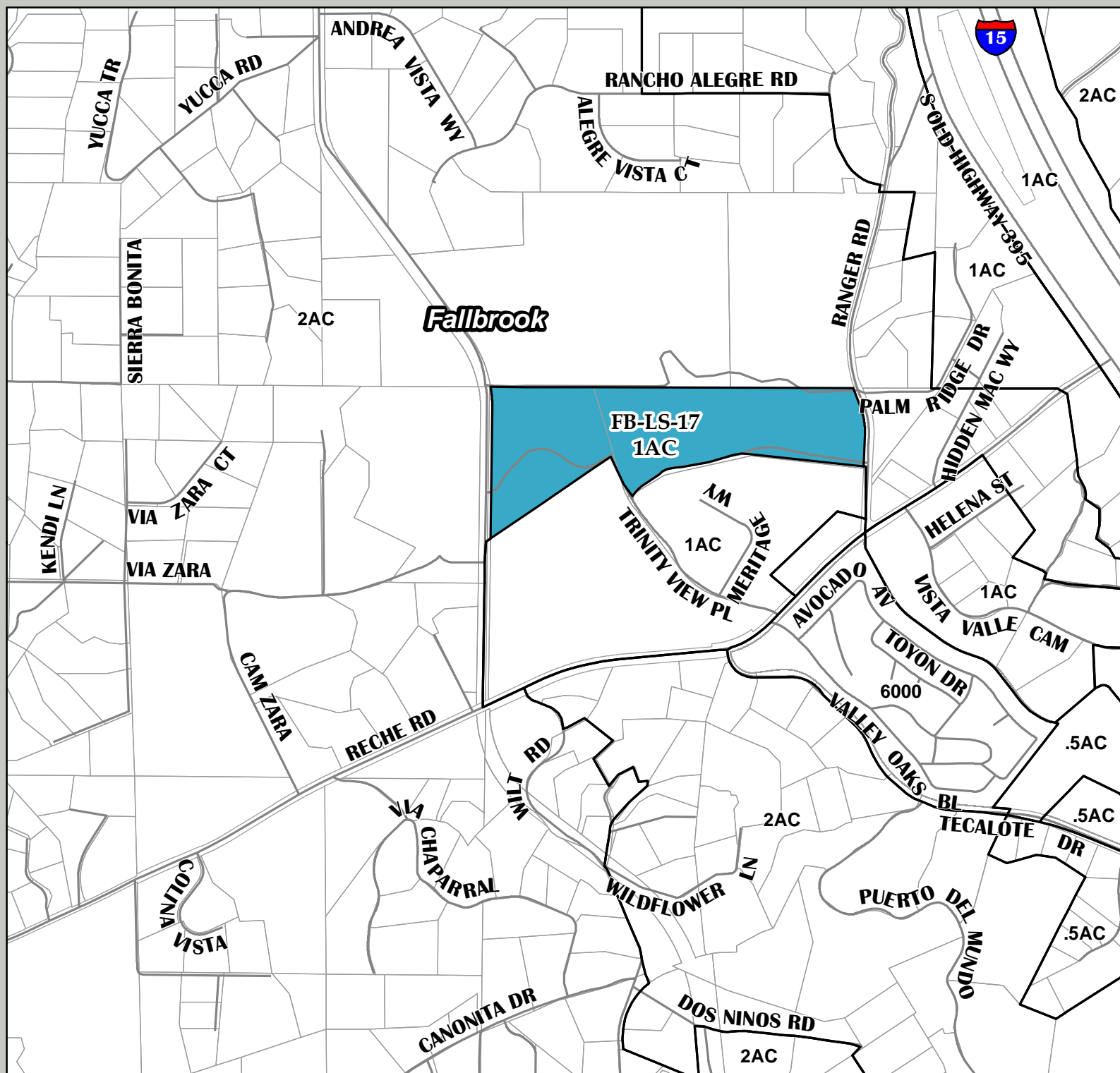
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0 400 800 Feet



# COUNTY OF SAN DIEGO

FB17

Fallbrook

## Legend

### Special Regulations

B,D

D

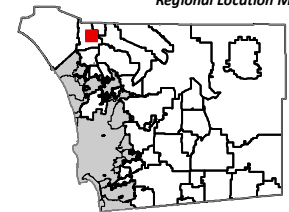
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

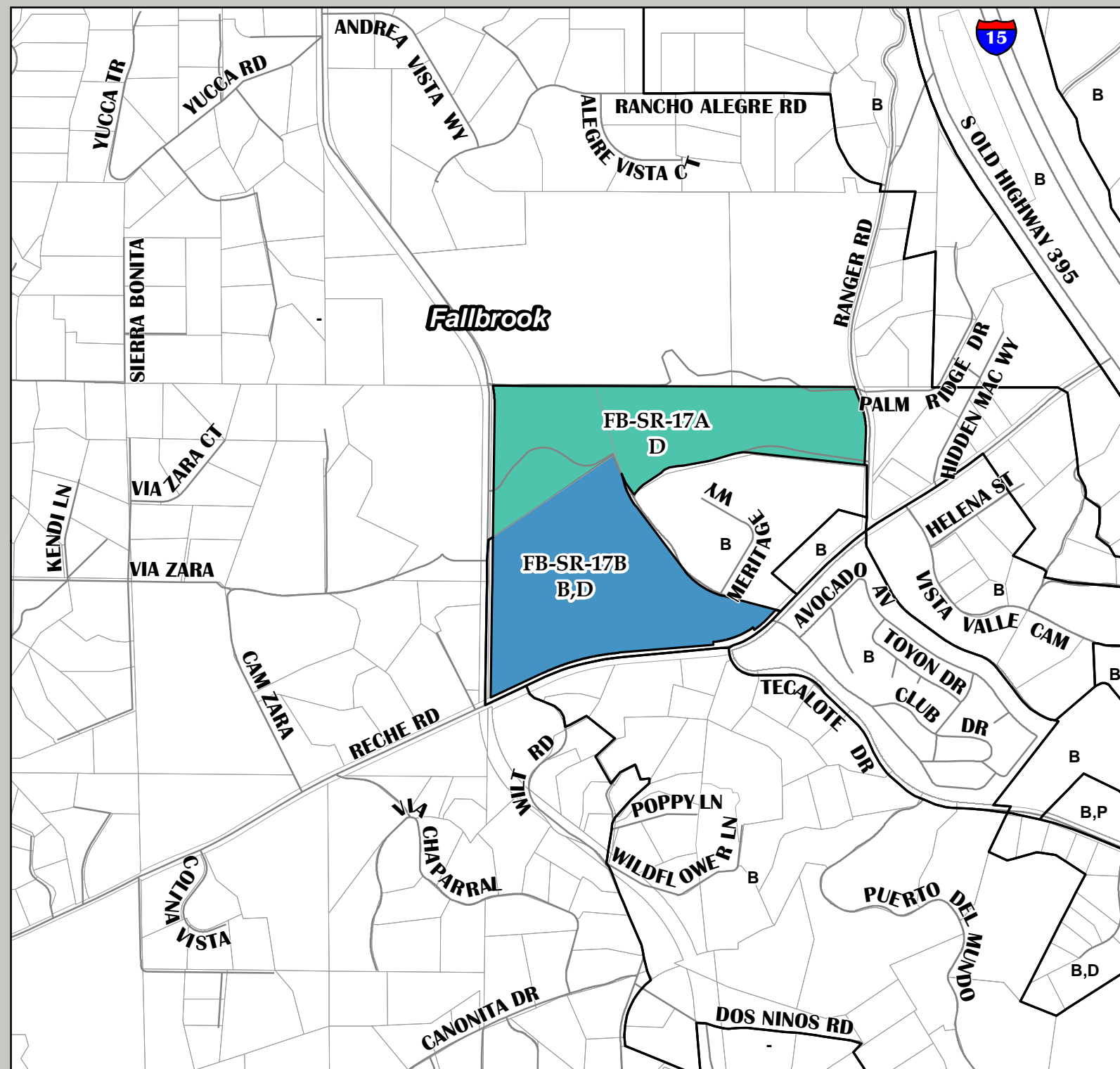
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0 400 800 Feet



# COUNTY OF SAN DIEGO

## FB19+ Analysis Area

*Fallbrook*

### Legend

#### Special Regulations

- A,D
- B,D
- D

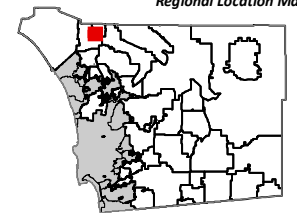
Existing Regulation (No Change)

Community Planning Area Boundary

Roads

Assessor Parcels

### Regional Location Map



**LUeGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

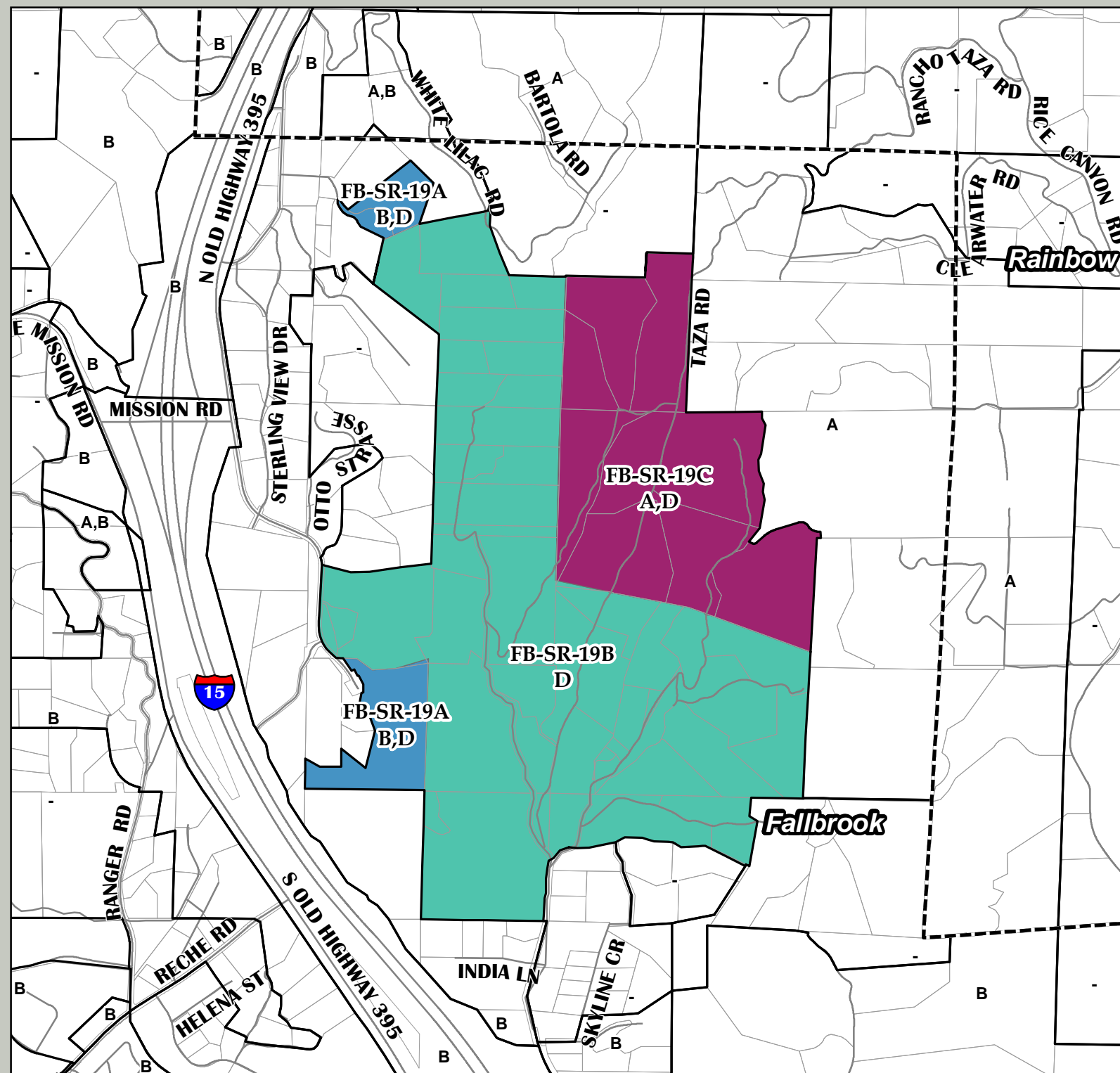
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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



# COUNTY OF SAN DIEGO

## FB21+ Analysis Area


### Fallbrook


#### Legend

#### Special Regulations


 C,D

 D

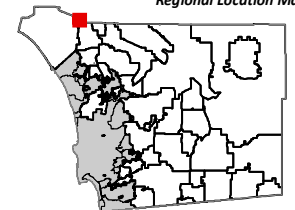
 Existing Regulation  
(No Change)

 Community Planning  
Area Boundary

 Roads

 Assessor Parcels

#### Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services




Coordinates: NAD83 Feet

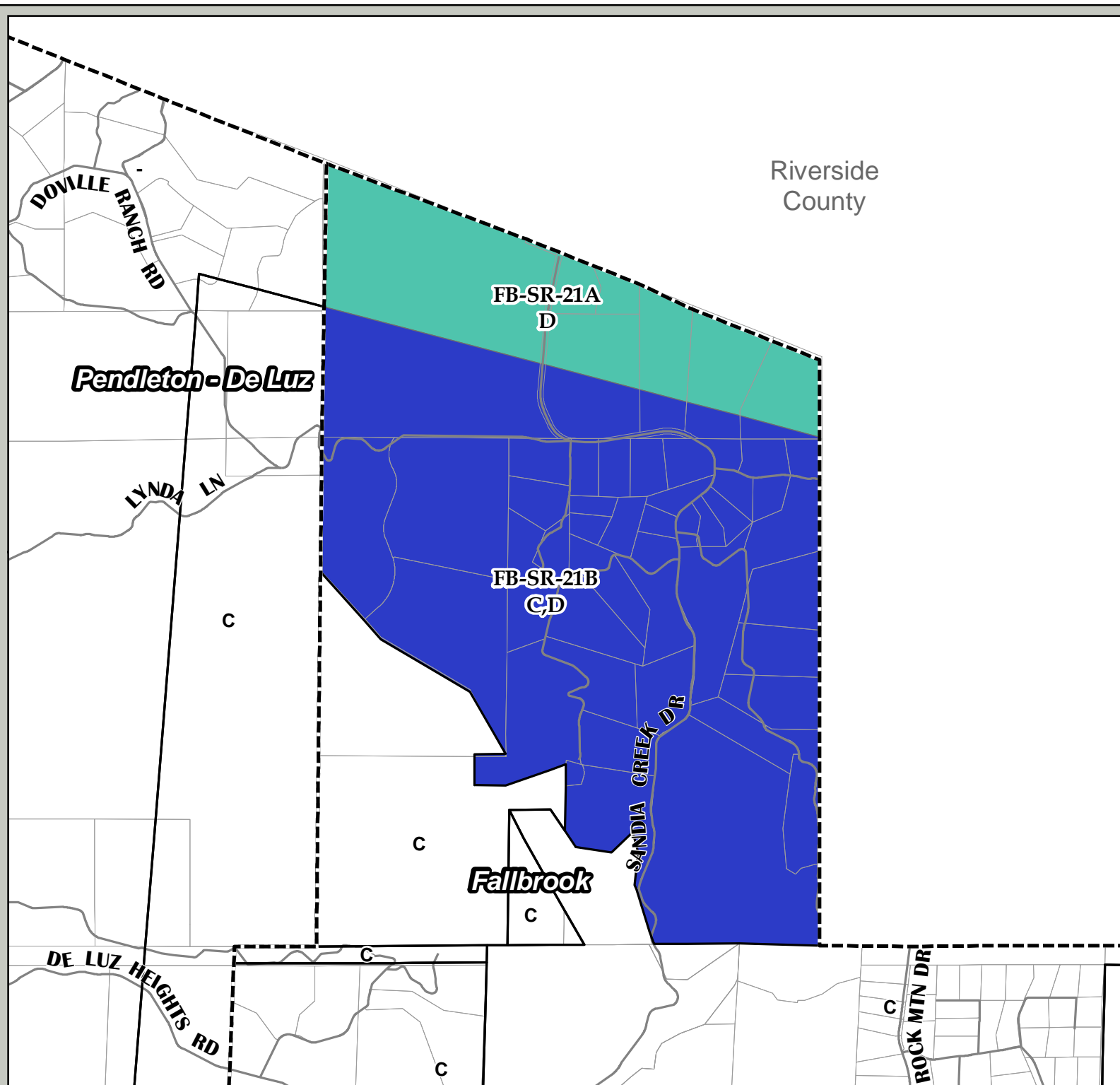
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0 400 800 Feet  






COUNTY OF SAN DIEGO

ME26 Analysis Area

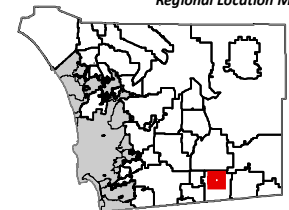
Mountain Empire

Legend

Special Regulations

-  D
-  Existing Regulation  
(No Change)
-  Community Planning  
Area Boundary
-  Roads
-  Assessor Parcels

Regional Location Map



Coordinates: NAD83 Feet

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0 400 800 Feet



A

CAMERON TRUCK TL

A

ME-SR-26  
D

LA POSTA TRUCK TL

N CAMPO TRUCK TL

OAK DR

BUCKMAN SPRINGS RD

Lake Morena  
/Campo

COUNTY OF SAN DIEGO

ME30A

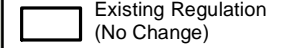
Mountain Empire

Legend

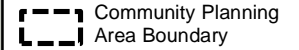
Special Regulations



D



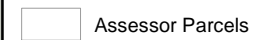
Existing Regulation  
(No Change)



Community Planning  
Area Boundary

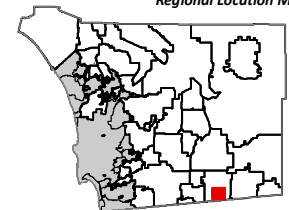


Roads



Assessor Parcels

Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

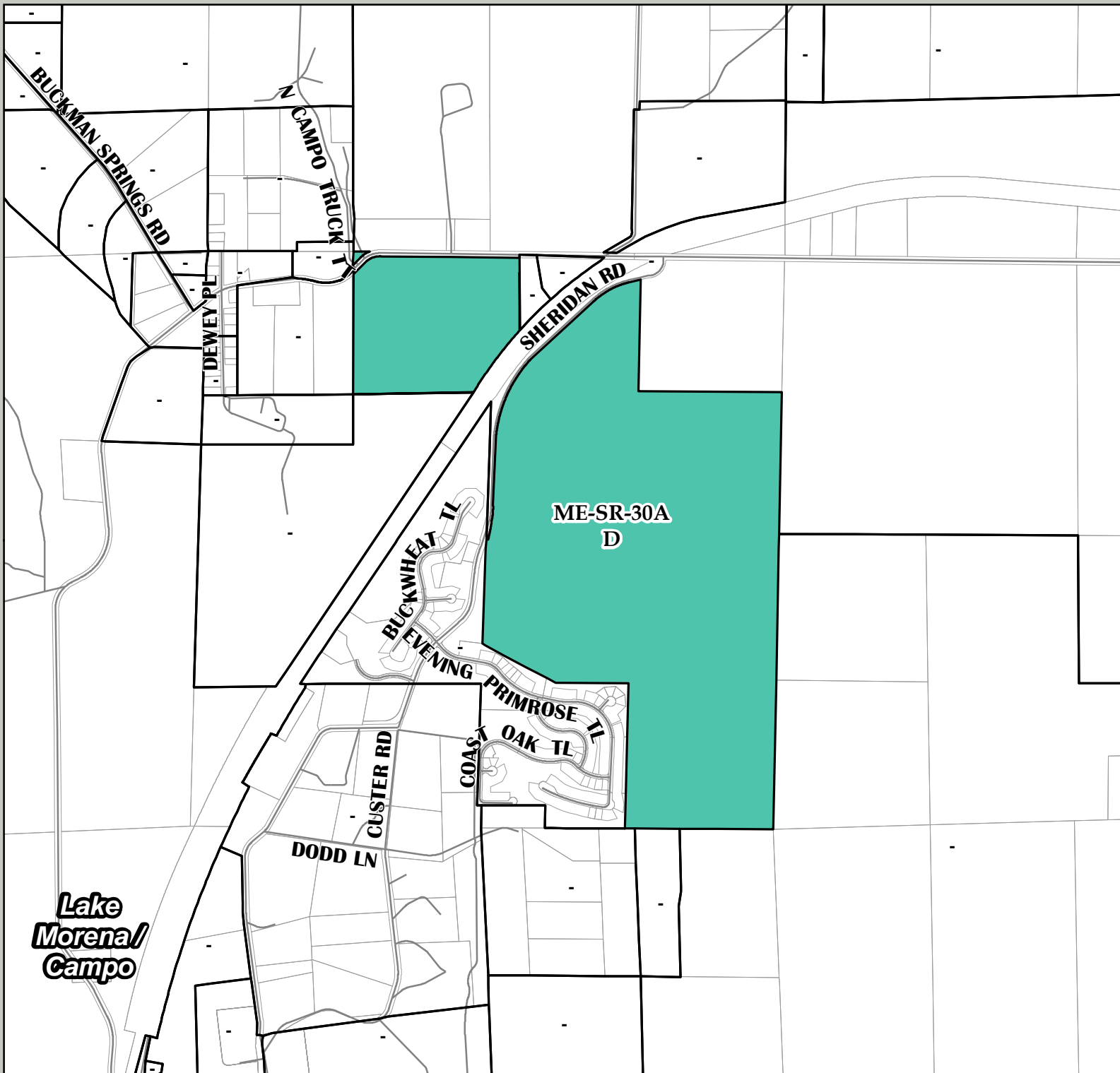
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PROPOSED MAP OPTION  
Source: County of San Diego, SanGIS, SANDAG

0 200 400 Feet



COUNTY OF SAN DIEGO

NC3A Analysis Area

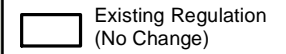
North County Metro

Legend

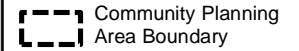
Special Regulations



D



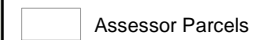
Existing Regulation  
(No Change)



Community Planning  
Area Boundary

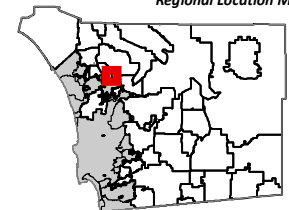


Roads



Assessor Parcels

Regional Location Map



Coordinates: NAD83 Feet

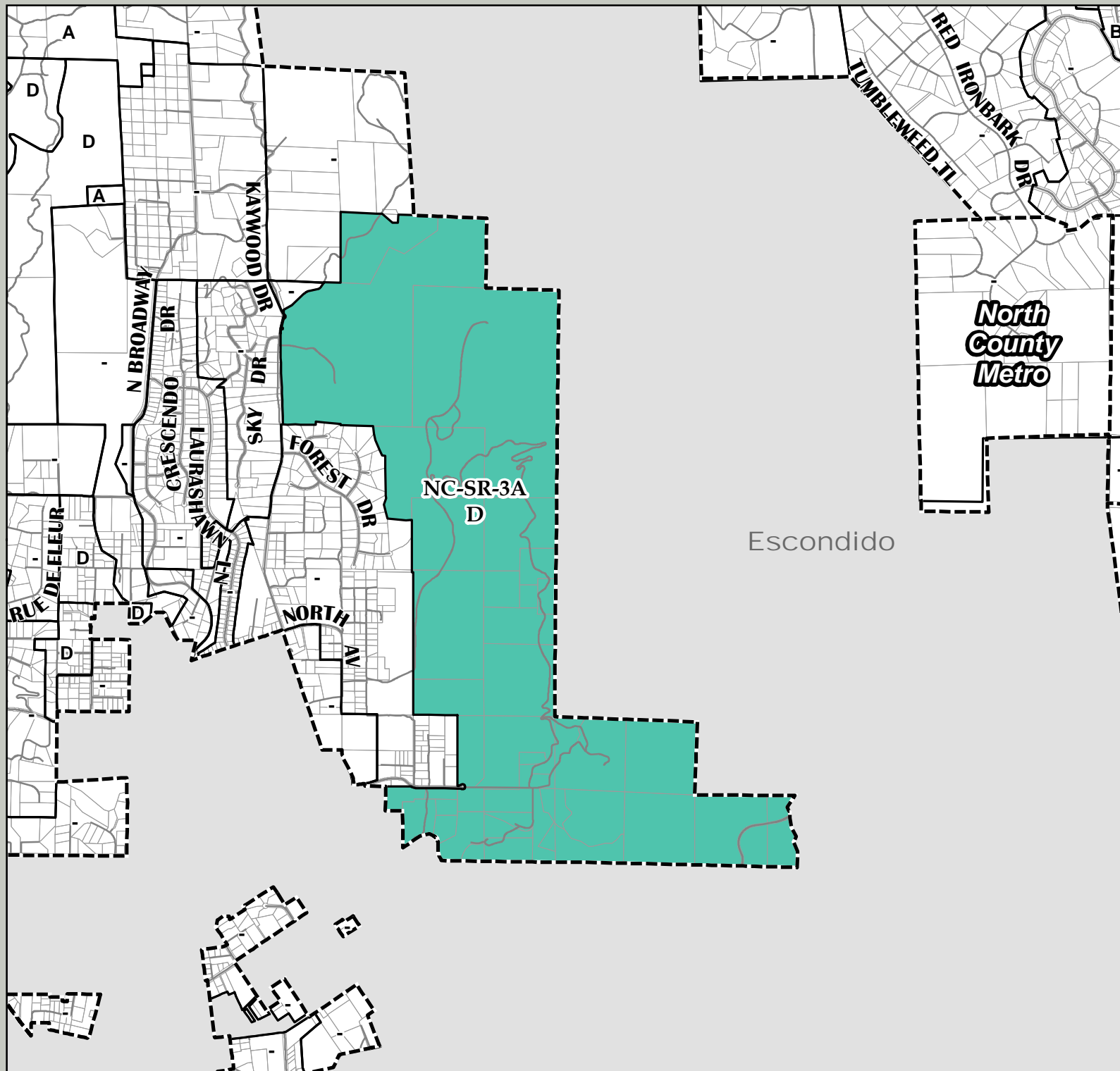
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PROPOSED MAP OPTION  
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet





# COUNTY OF SAN DIEGO

NC18A

North County Metro

## Legend

Lot Size

1AC

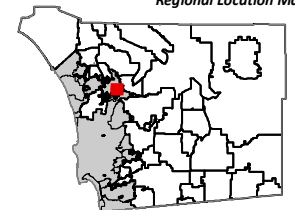
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

Regional Location Map



**LUeGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

Escondido

North County Metro

NC-LS-18A  
1AC

MTN VIEW DR

1AC

CARROLL LN

ROYAL OAK DR

PUESTA DEL SOL

1AC

BIG PINE RD

BIRCH AV

1AC

2AC

VIA SINSONTE

VIA CASCABEL

VISTA LUCIA

10AC

CLOVERIDGE RD

ORO VERDE RD

1AC

IDAHO AV

SKYLINE DR

VERDE VIA

CITRUS GLEN DR

1AC

S CITRUS AV

CITRUS HILLS LN

SUNNY SLOPE DR

SUMMIT DR

Escondido

PUESTA DEL SOL

CARROLL LN

ROYAL OAK DR

MTN VIEW DR

**North  
County  
Metro**

**NC-SR-18A  
A,D**

A

A

VIA SINSONTE

VIA CASCABEL

VISTA LUCIA

CLOVERIDGE RD

A

CITRUS HILLS LN

S CITRUS AV

BIRCH AV

CITRUS GLEN DR

VERDE VIA

IDAHO AV

SKYLINE DR

SKYLINE TR

SUMMIT DR

SUNNY SLOPE DR

ZAVEL PL

CANYON CREST DR

COUNTY OF SAN DIEGO


NC18A


North County Metro

**Legend**


**Special Regulations**

 A,D

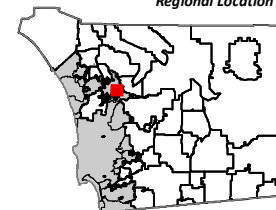
 Existing Regulation  
(No Change)

 Community Planning  
Area Boundary

 Roads

 Assessor Parcels

Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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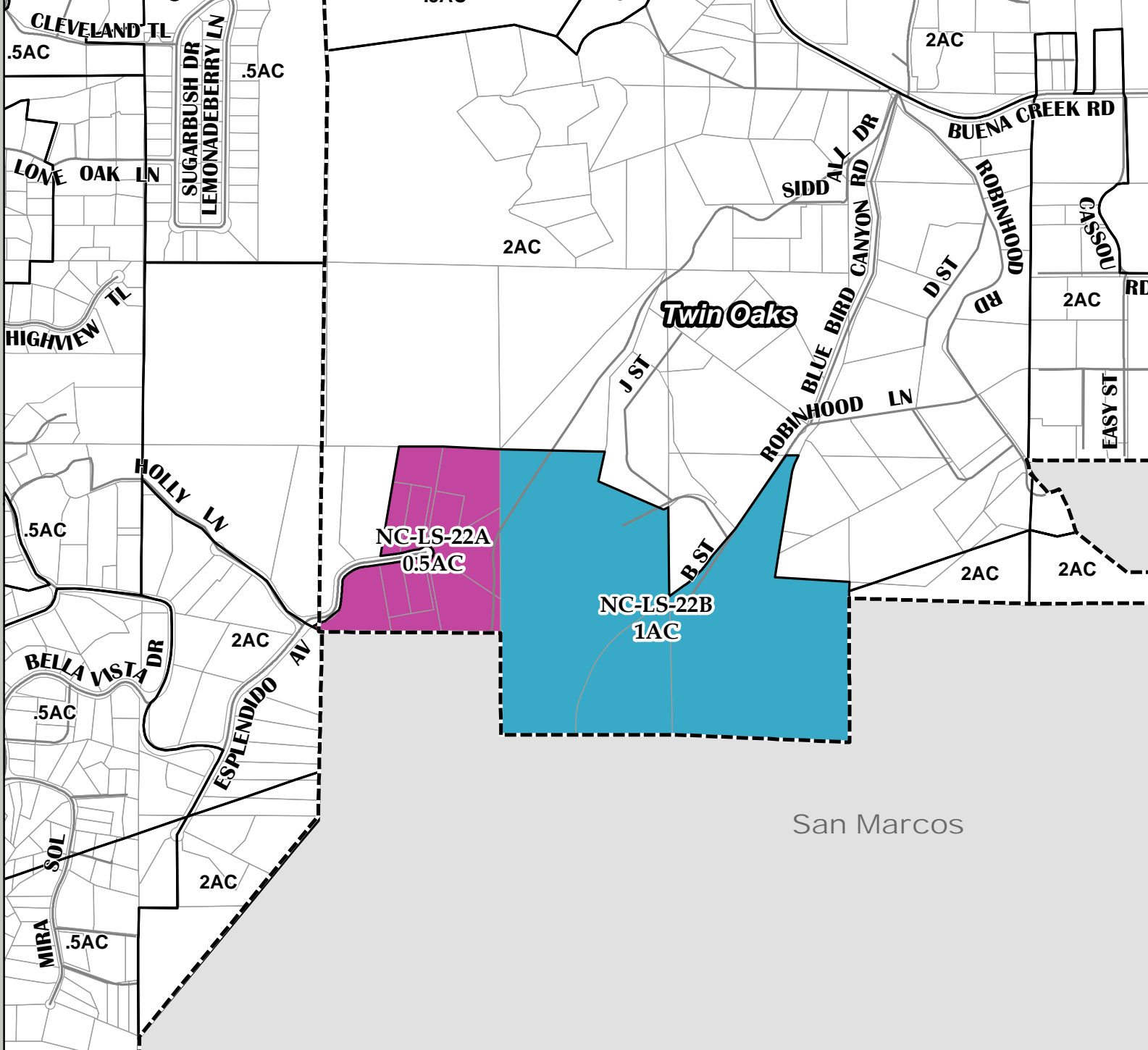
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PROPOSED MAP OPTION

Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet

# North County Metro



## COUNTY OF SAN DIEGO

### NC22 Analysis Area

#### North County Metro

#### Legend

##### Lot Size

0.5AC

1AC

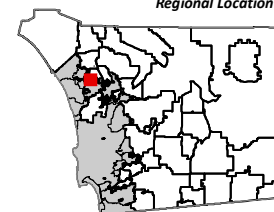
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

#### Regional Location Map



**LUeGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

# COUNTY OF SAN DIEGO

## NC22 Analysis Area


### North County Metro


#### Legend

#### Special Regulations


 C,D

 D

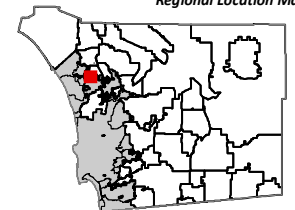
 Existing Regulation  
(No Change)

 Community Planning  
Area Boundary

 Roads

 Assessor Parcels

Regional Location Map



**LUeGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

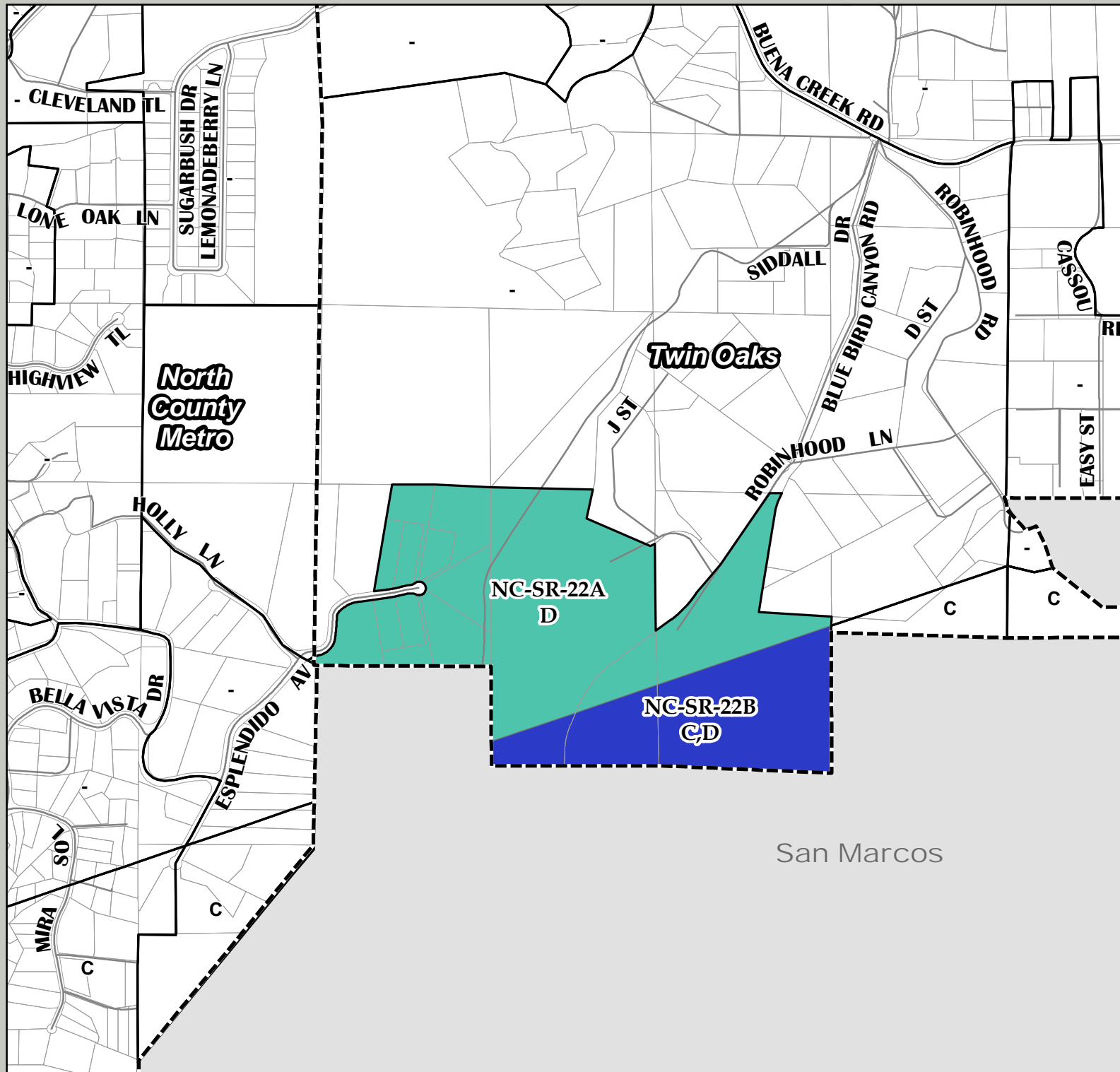
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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet





# COUNTY OF SAN DIEGO


## NC37 Analysis Area


### North County Metro

#### Legend


##### Lot Size

 2AC

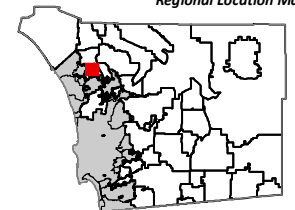
 Existing Regulation  
(No Change)

 Community Planning  
Area Boundary

 Roads

 Assessor Parcels

Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

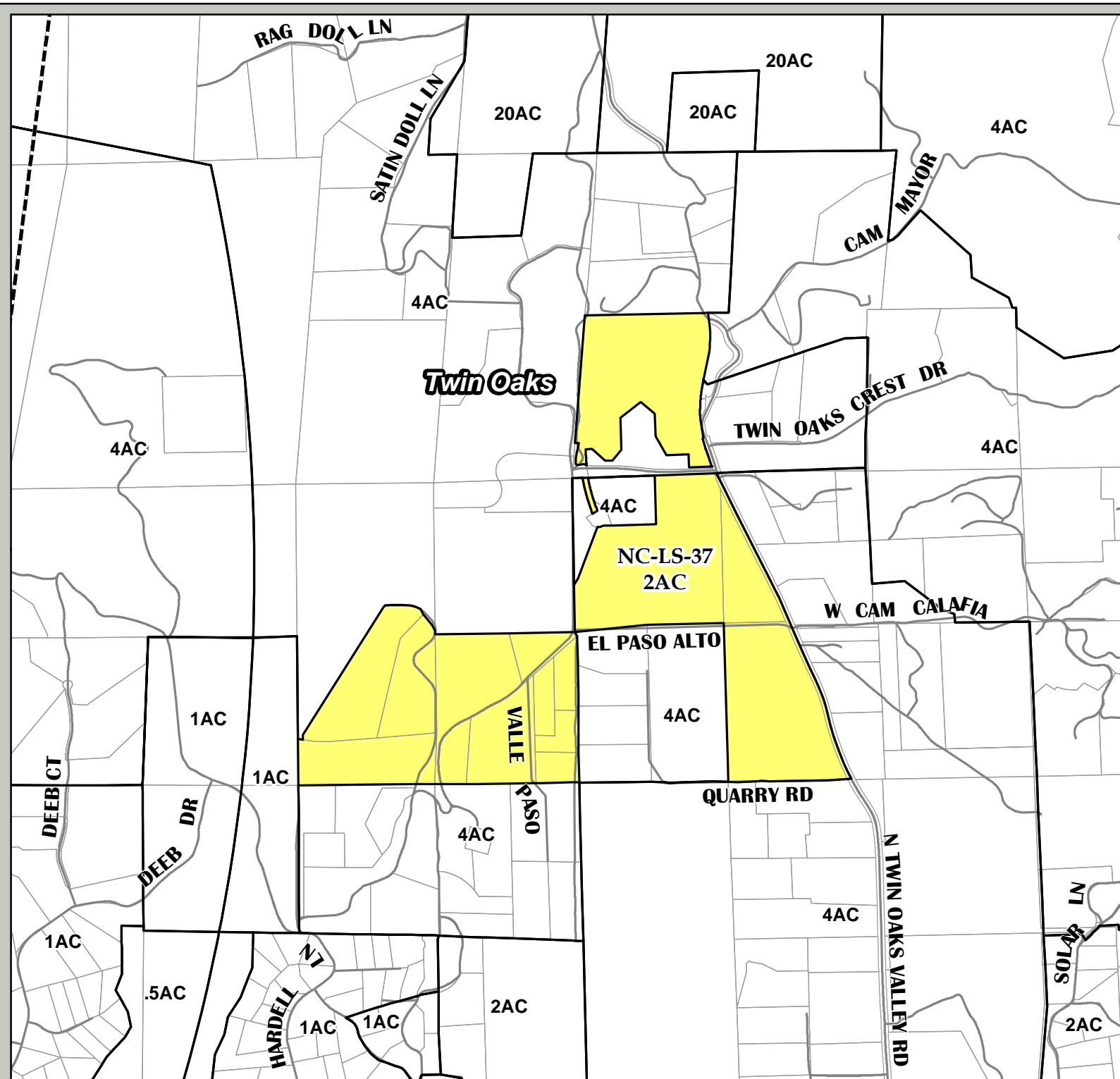
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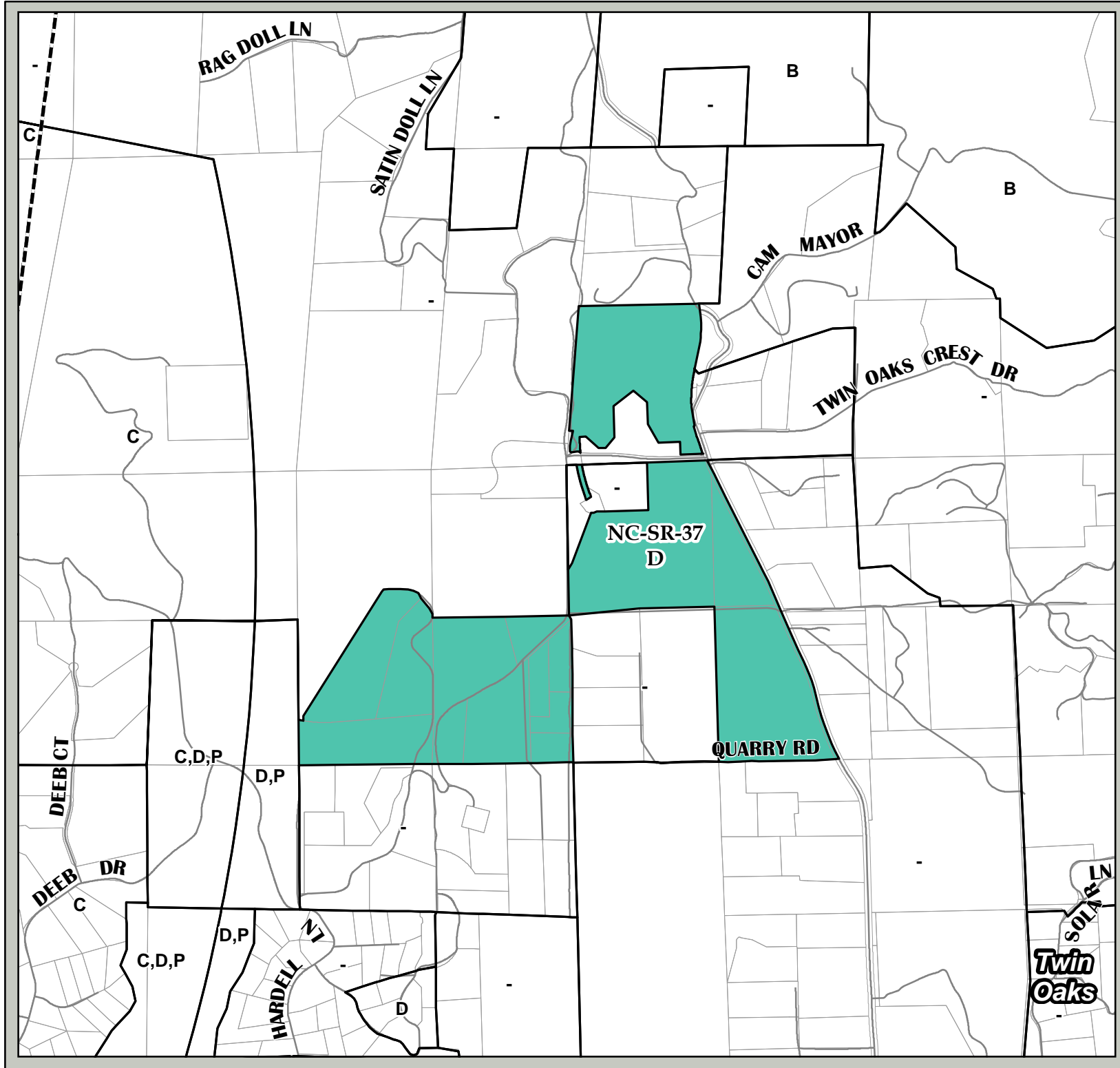
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0 400 800 Feet





COUNTY OF SAN DIEGO

NC37 Analysis Area

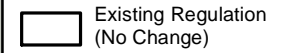
North County Metro

Legend

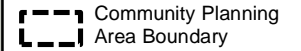
Special Regulations



D



Existing Regulation  
(No Change)



Community Planning  
Area Boundary

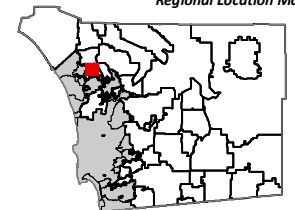


Roads



Assessor Parcels

Regional Location Map



Coordinates: NAD83 Feet

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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

# COUNTY OF SAN DIEGO

## NC38+ Analysis Area

### North County Metro

#### Legend

##### Lot Size

0.5AC

1AC

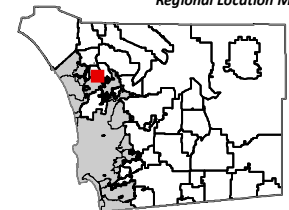
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

#### Regional Location Map



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Geographic Information Services



Coordinates: NAD83 Feet

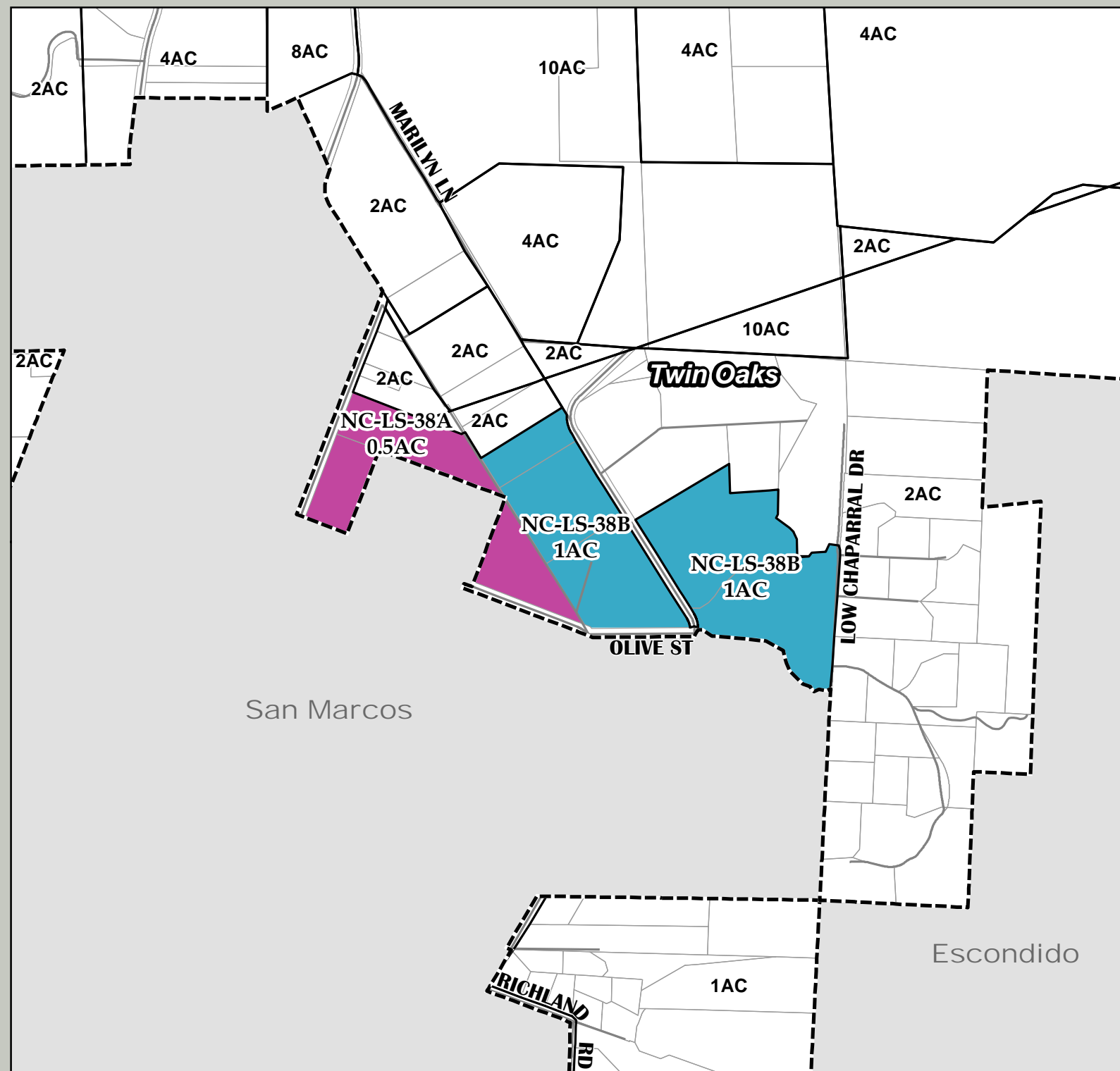
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0 400 800 Feet



# COUNTY OF SAN DIEGO

## NC38+ Analysis Area

### North County Metro


#### Legend


#### Special Regulations

 A,C,D


 C,D

 D

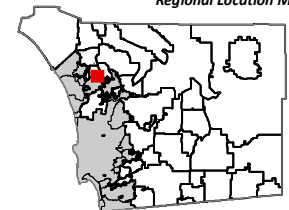
 Existing Regulation  
(No Change)

 Community Planning  
Area Boundary

 Roads

 Assessor Parcels

#### Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

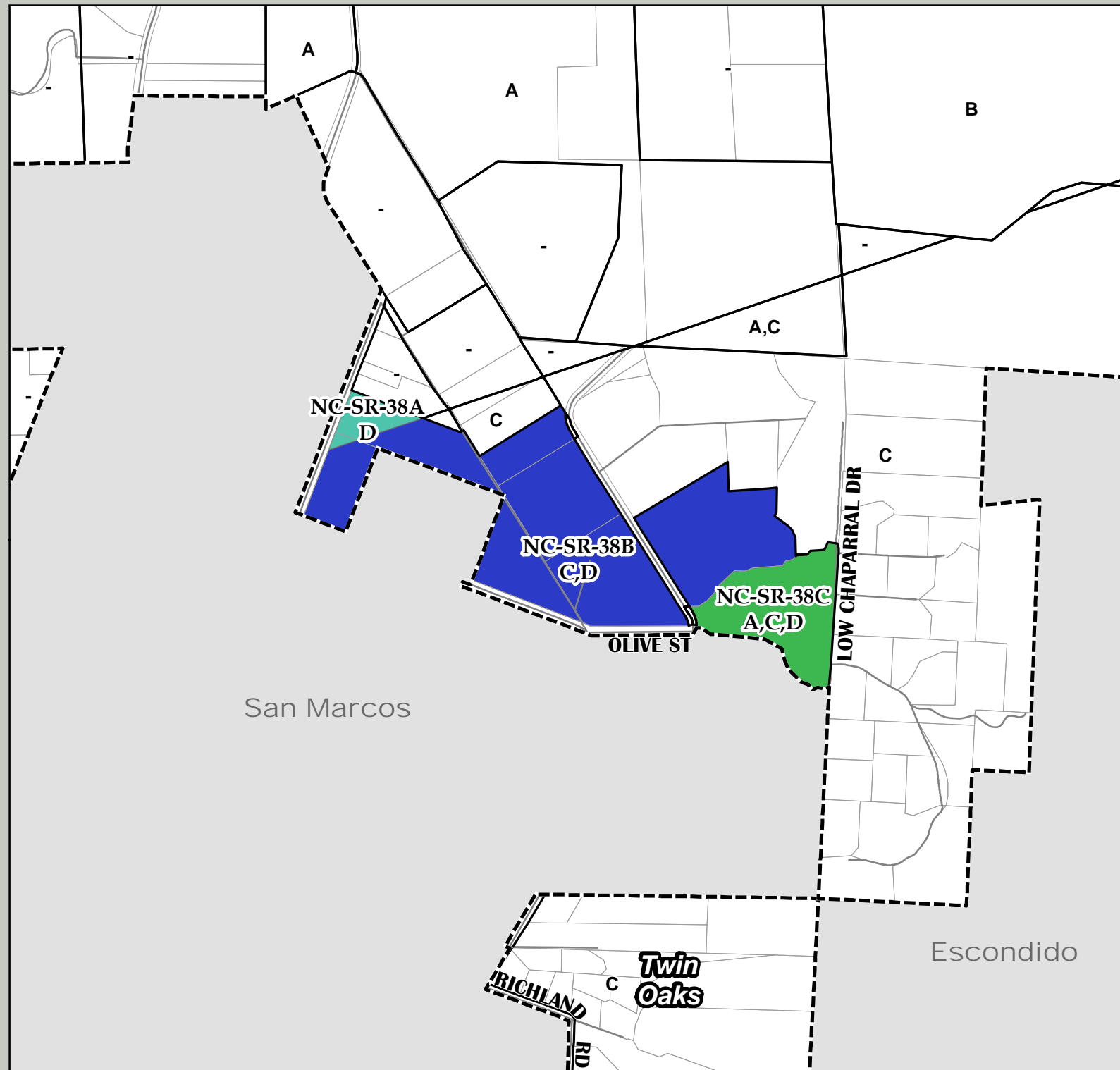
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0 400 800 Feet





# COUNTY OF SAN DIEGO

PP30

*Pala-Pauma*

## Legend

### Special Regulations

D

F,D

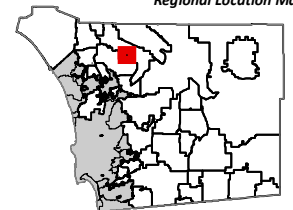
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

Regional Location Map



**LUeGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

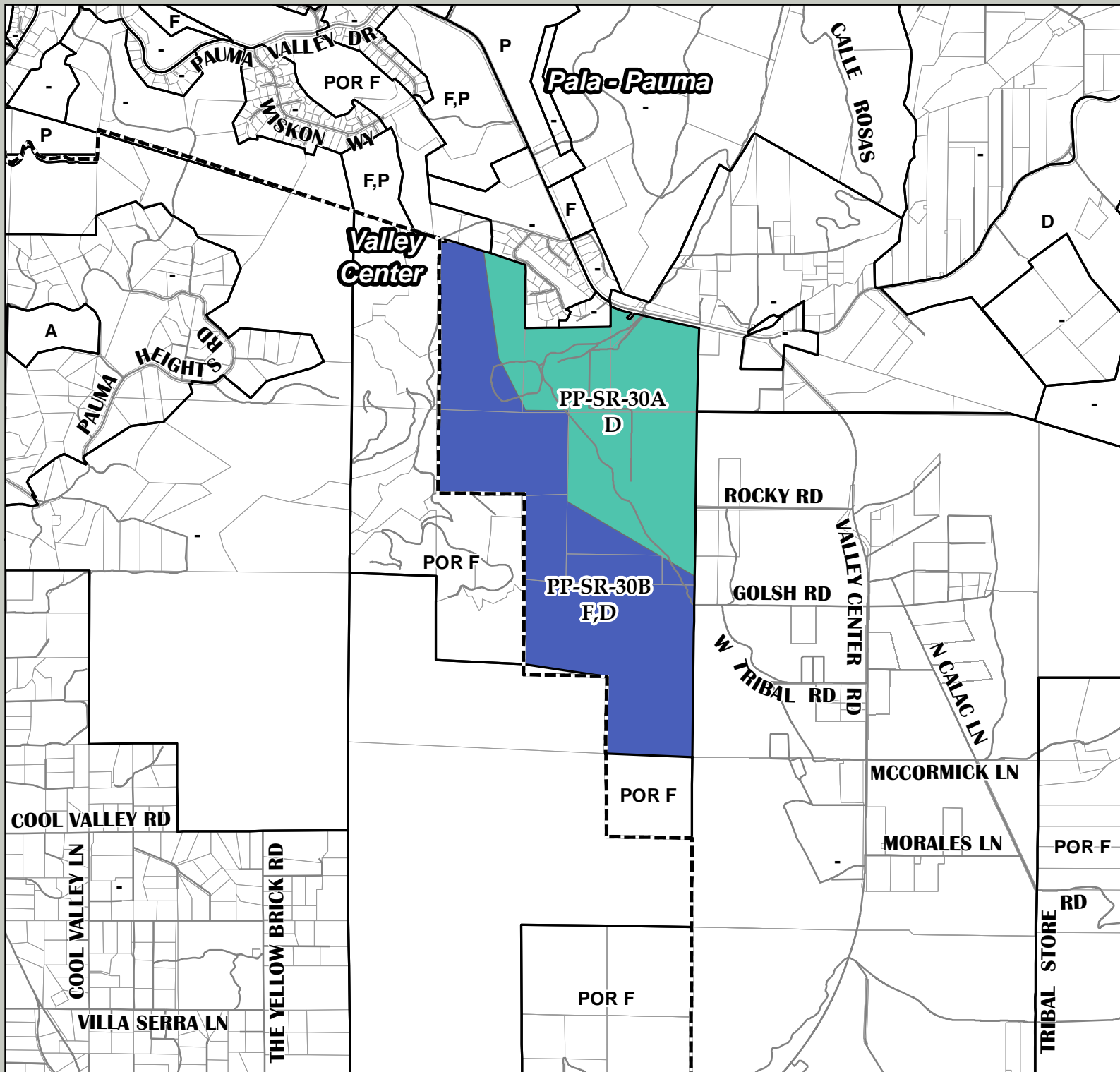
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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



# COUNTY OF SAN DIEGO

SD15

*San Dieguito*

## Legend

### Use Regulations

C34

RR

RV

Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

Line Separating Differences in  
Existing Zone Box Regulation

San Marcos

S80

SD-UR-15A

C34

SD-UR-15C

RV

RR

*San Dieguito*

RR

S80

RR

SD-UR-15D

RV

SD-UR-15B

C34

SD-UR-15E

RR

DENNING DR

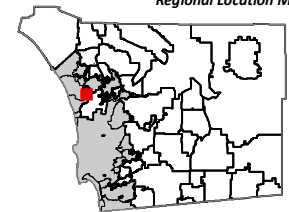
S80

S80

RR

RR

Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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0 400 800 Feet

COUNTY OF SAN DIEGO

SD15

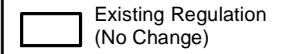
*San Dieguito*

Legend

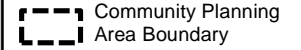
Density



2



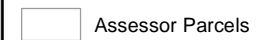
Existing Regulation  
(No Change)



Community Planning  
Area Boundary

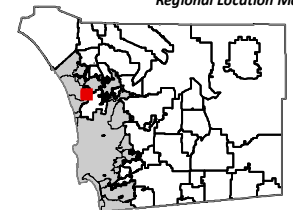


Roads



Assessor Parcels

*Regional Location Map*



Coordinates: NAD83 Feet

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0 400 800 Feet

San Marcos

SD-DN-15  
2

**San Dieguito**

.25

DENNING DR

.5

.25

# COUNTY OF SAN DIEGO

SD15

*San Dieguito*

## Legend

### Lot Size

0.5AC

6000sf

Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

Line Separating Differences in  
Existing Zone Box Regulation

San Marcos

2AC

2AC

2AC

4AC

4AC

DENNING DR

**San Dieguito**

2AC

2AC

SD-LS-15A

6000sf

SD-LS-15C

0.5AC

SD-LS-15B

6000sf

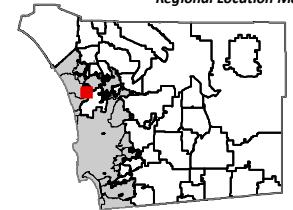
SD-LS-15D

0.5AC

4AC

4AC

Regional Location Map



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Geographic Information Services



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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

COUNTY OF SAN DIEGO

SD15

*San Dieguito*

**Legend**

**Build Type**



L



Existing Regulation  
(No Change)



Community Planning  
Area Boundary



Roads



Assessor Parcels

San Marcos

SD-BT-15  
L

C

C

C

C

C

C

DENNING DR

**San Dieguito**

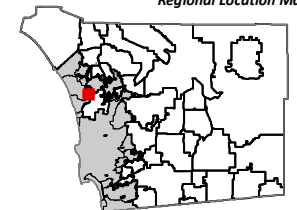
C

C

C

C

*Regional Location Map*



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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Source: County of San Diego, SanGIS, SANDAG

0 250 500 Feet

COUNTY OF SAN DIEGO

SD15

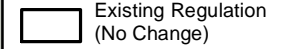
*San Dieguito*

**Legend**

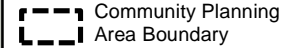
**Heigth**



J



Existing Regulation  
(No Change)



Community Planning  
Area Boundary

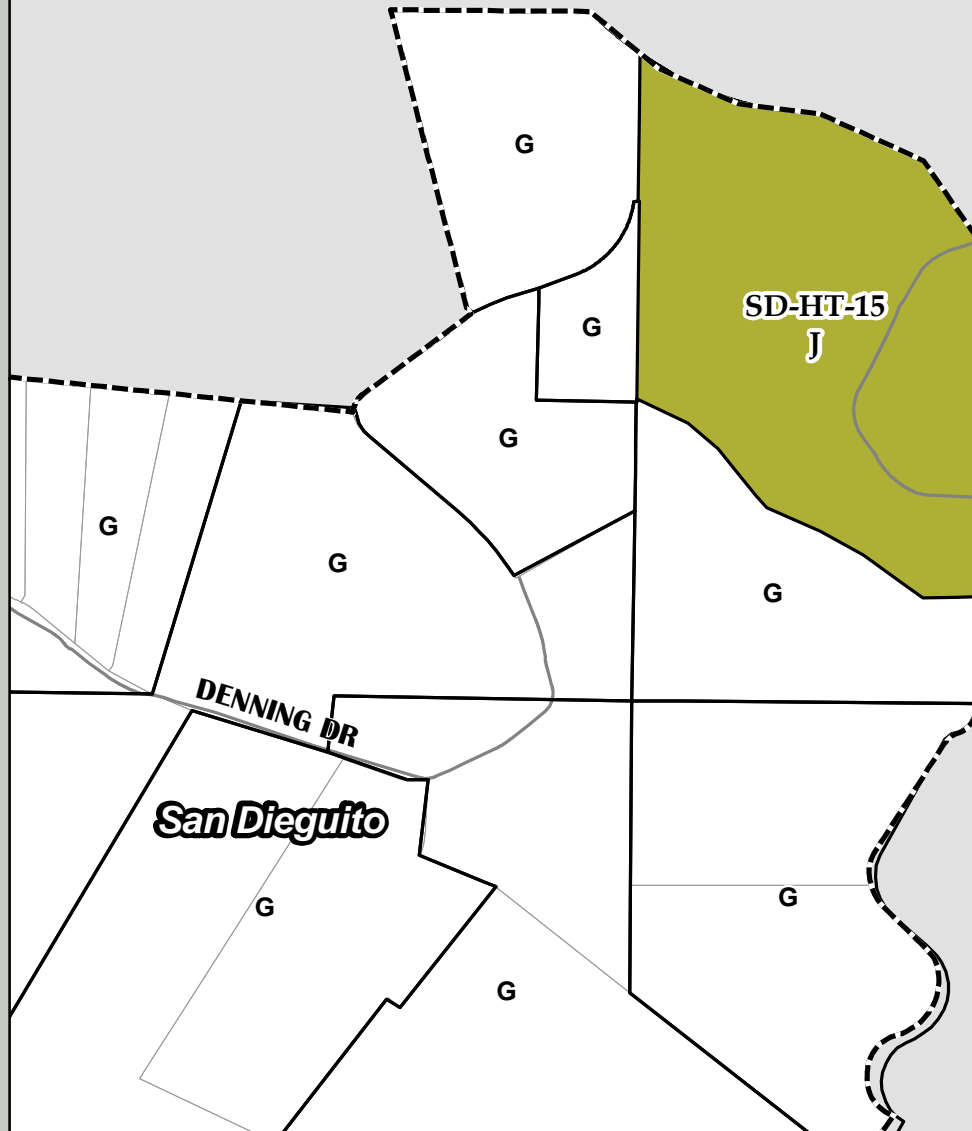


Roads

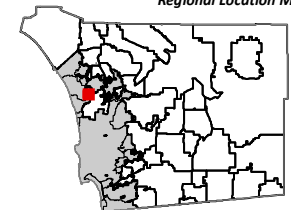


Assessor Parcels

San Marcos



*Regional Location Map*



Coordinates: NAD83 Feet

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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

COUNTY OF SAN DIEGO


SD15


*San Dieguito*

Legend


**Lot Coverage**

 0.6

 Existing Regulation  
(No Change)

 Community Planning  
Area Boundary

 Roads

 Assessor Parcels

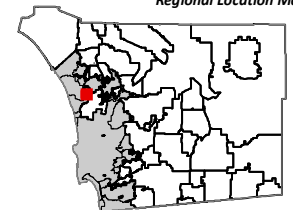
San Marcos

**SD-LC-15**  
**0.6**

***San Dieguito***

**DENNING DR**

*Regional Location Map*



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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0 400 800 Feet

# COUNTY OF SAN DIEGO

SD15

*San Dieguito*

## Legend

### Setback



J



O



Existing Regulation  
(No Change)



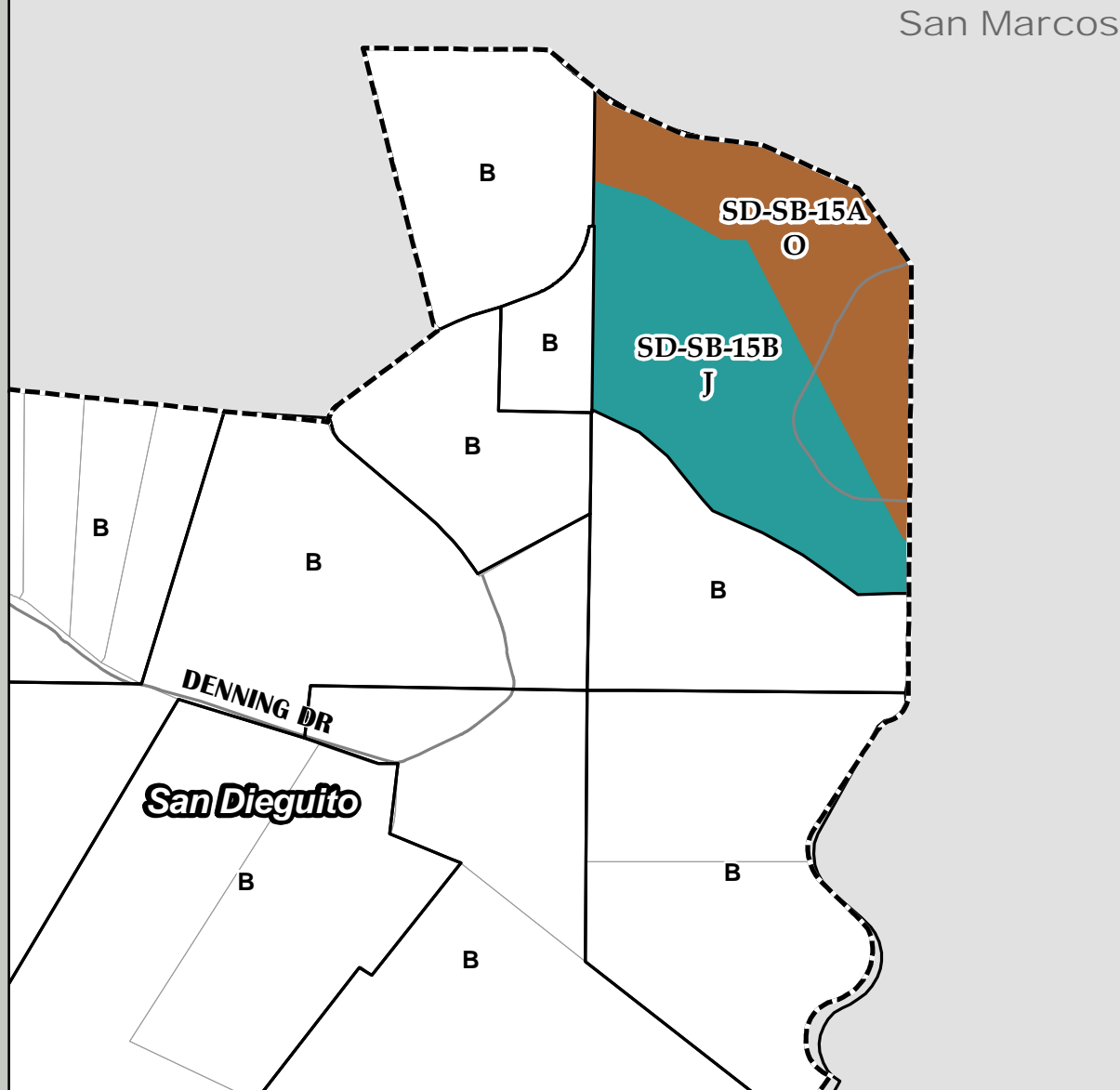
Community Planning  
Area Boundary



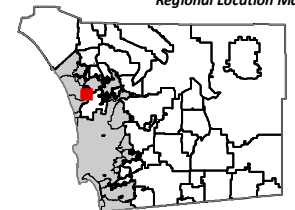
Roads



Assessor Parcels



*Regional Location Map*



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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0 400 800 Feet



COUNTY OF SAN DIEGO

SD15

*San Dieguito*

**Legend**

**Special Regulations**



D



D,D1



Existing Regulation  
(No Change)



Community Planning  
Area Boundary



Roads



Assessor Parcels

San Marcos

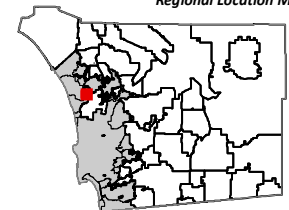
SD-SR-15A  
D,D1

SD-SR-15B  
D

DENNING DR

**San  
Dieguito**

*Regional Location Map*



Coordinates: NAD83 Feet

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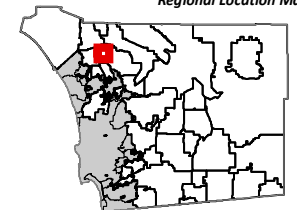
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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

**Valley Center**

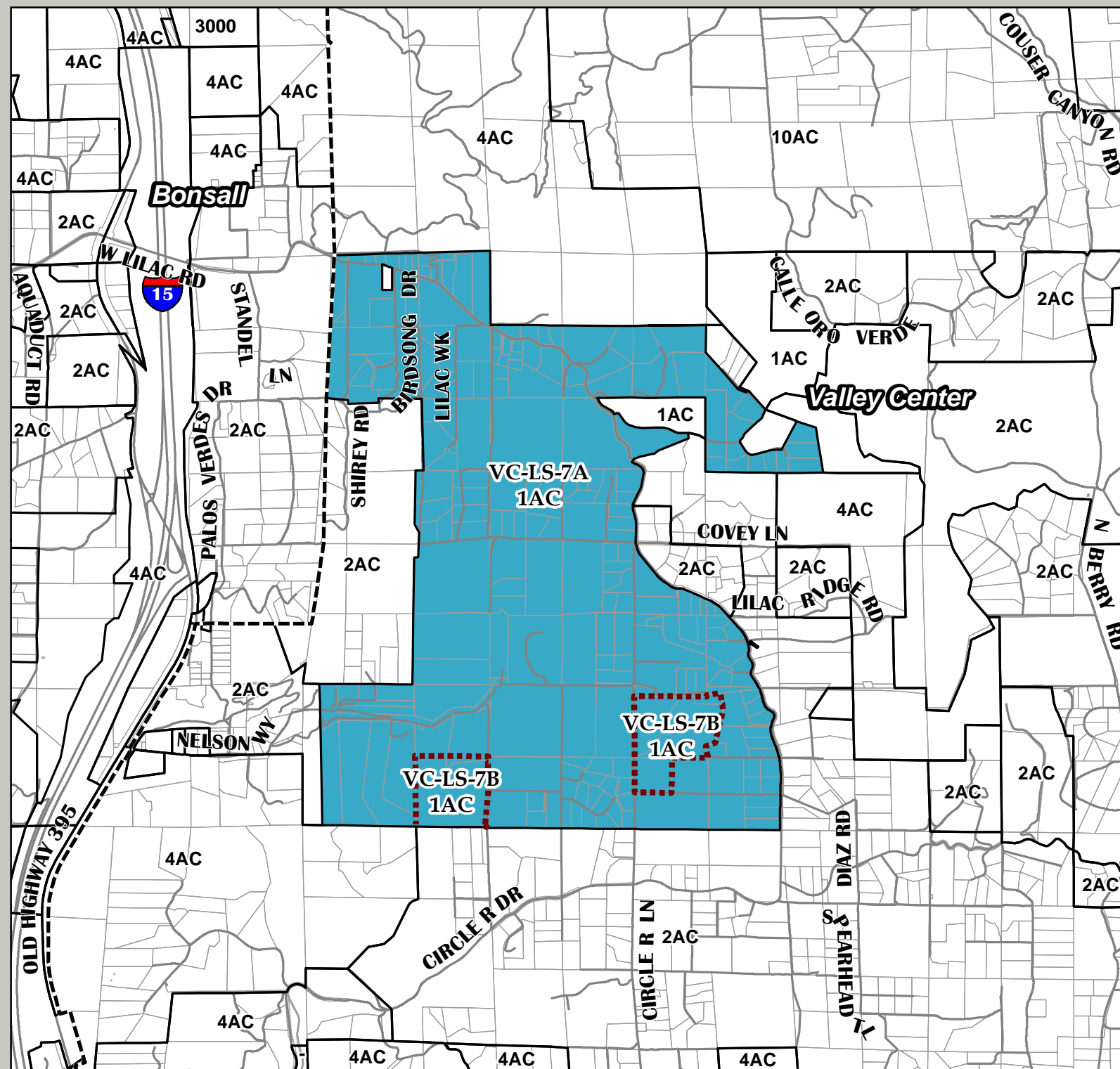
### Line Separating Differences in Existing Zone Box Regulation



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1



# COUNTY OF SAN DIEGO

## VC7+ Analysis Area

### Valley Center

#### Legend

#### Special Regulations

A,D

B,D

D

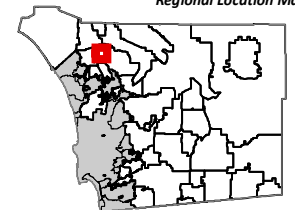
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

#### Regional Location Map



**LUeGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

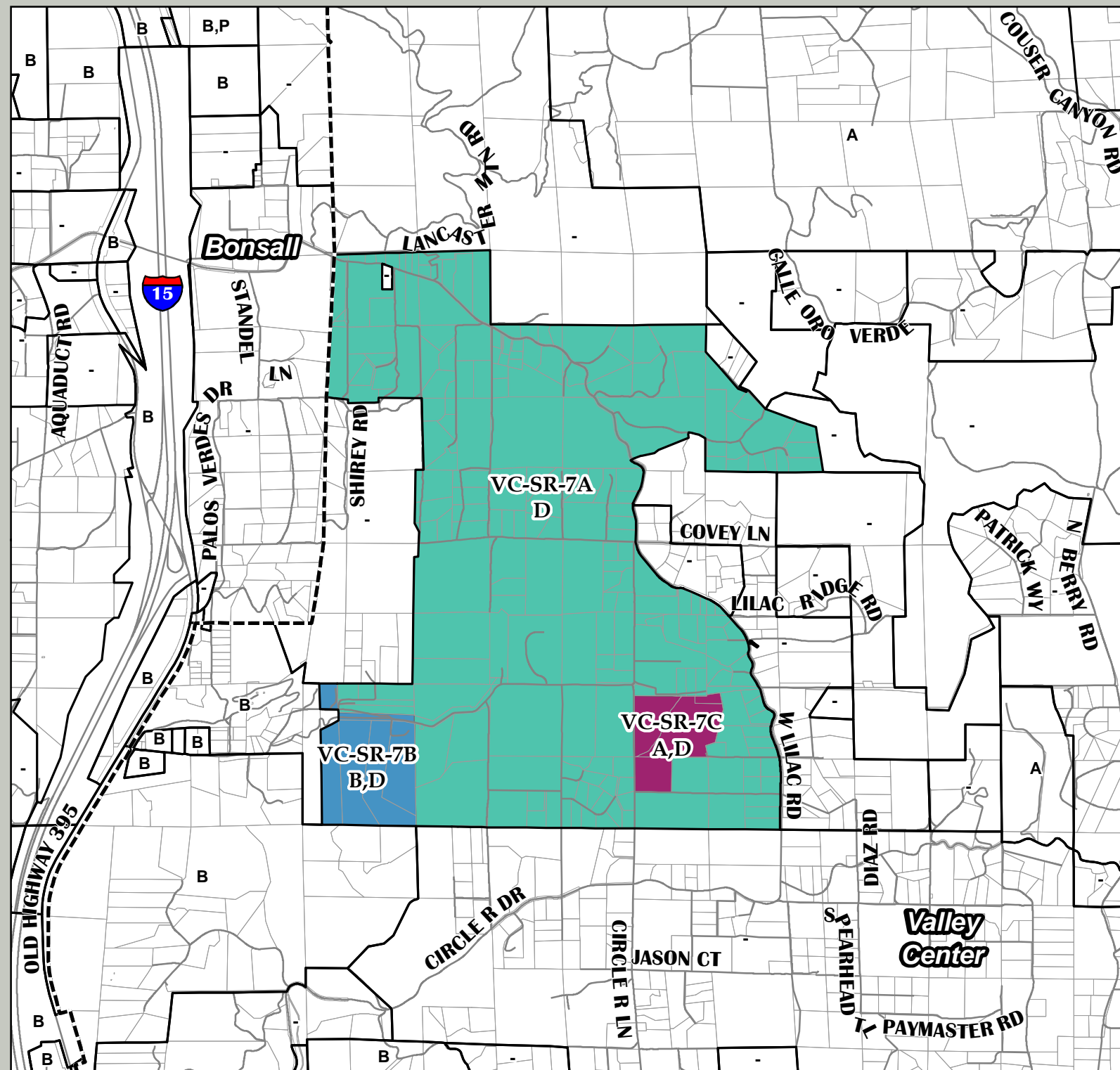
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0 400 800 Feet



# COUNTY OF SAN DIEGO

## VC51 Analysis Area

### Valley Center

#### Legend

##### Lot Size

2AC

Existing Regulation  
(No Change)

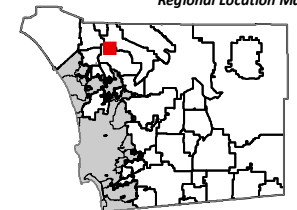
Community Planning  
Area Boundary

Roads

Assessor Parcels

Line Separating Differences in  
Existing Zone Box Regulation

#### Regional Location Map



**LUeGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

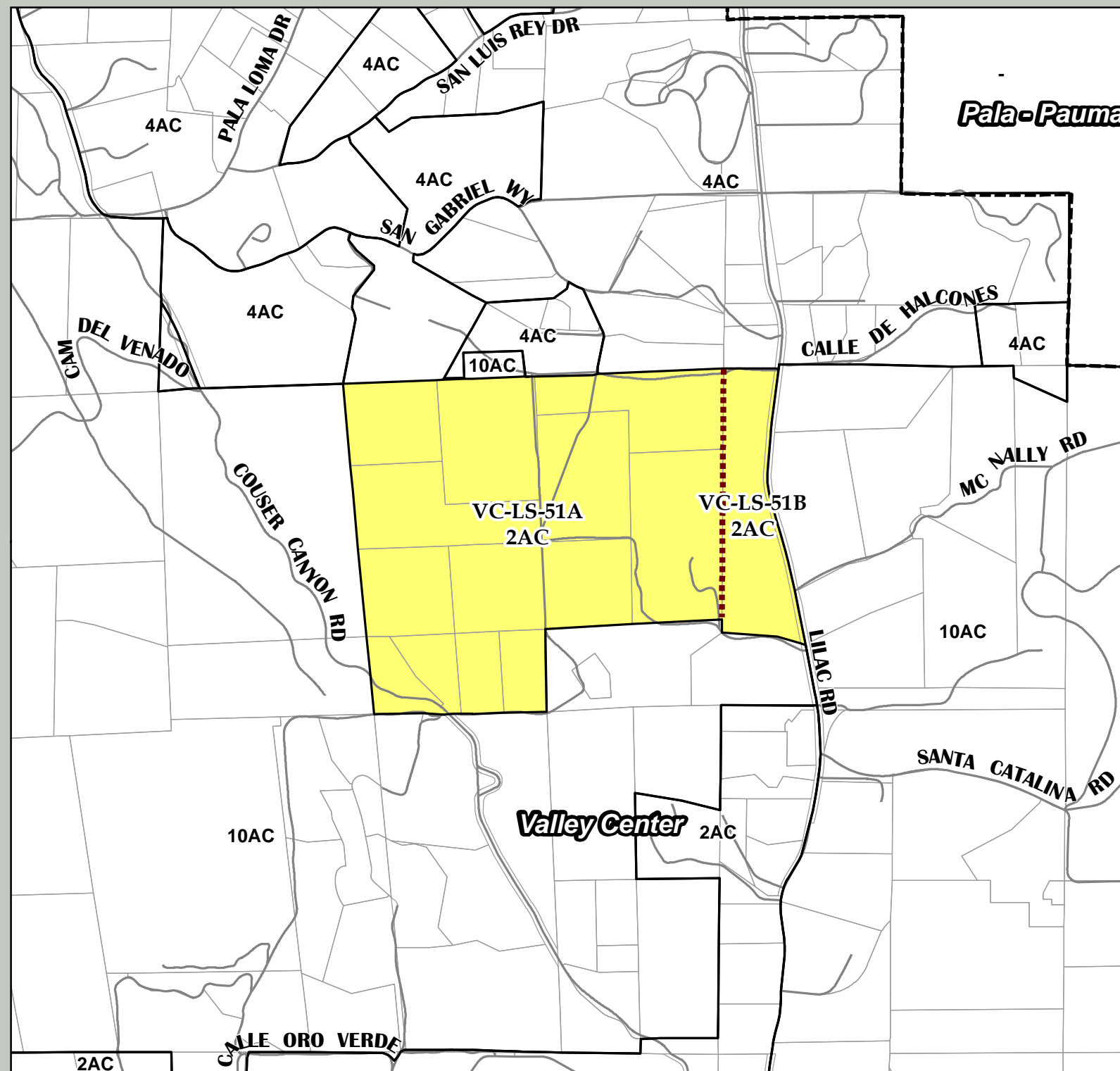
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0 400 800 Feet



# COUNTY OF SAN DIEGO

## VC51 Analysis Area

### Valley Center

**Pala-  
Pauma**


**Valley  
Center**


#### Legend

#### Special Regulations


 A,D

 D

 Existing Regulation  
(No Change)

 Community Planning  
Area Boundary

 Roads

 Assessor Parcels

**VC-SR-51A  
A,D**

**VC-SR-51B  
D**

**CALLE DE HALCONES**

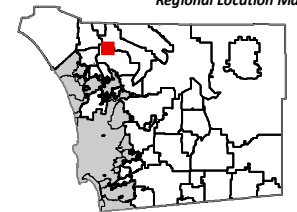
**MC NALLY RD**

**SANTA CATALINA RD**

**LILAC RD**

**CALLE ORO VERDE**

#### Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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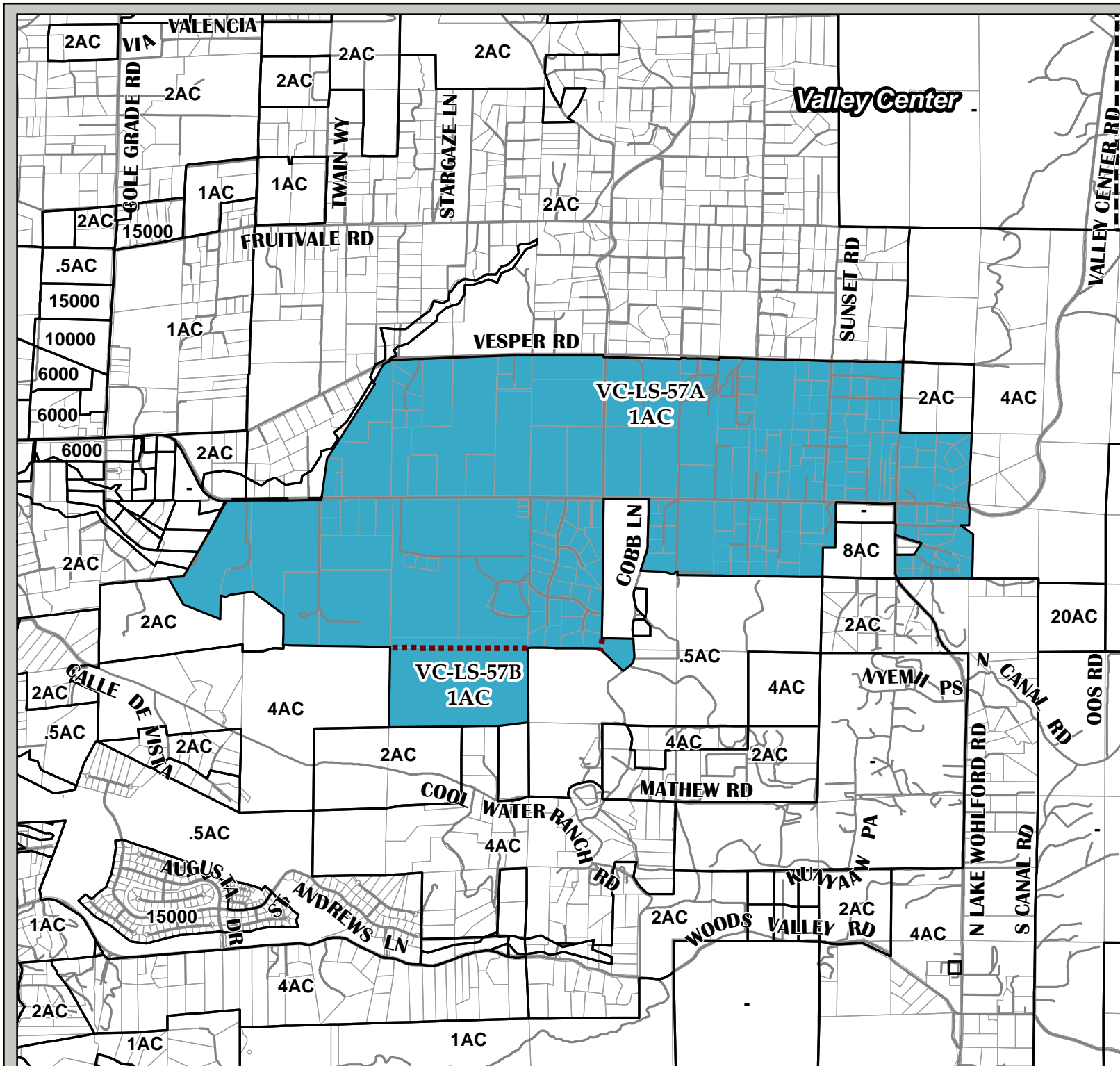
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0 400 800 Feet





## COUNTY OF SAN DIEGO

### VC57+ Analysis Area

#### Valley Center

#### Legend

##### Lot Size

1AC

Existing Regulation  
(No Change)

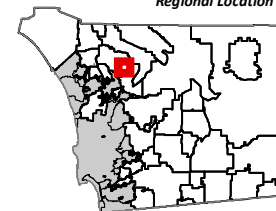
Community Planning  
Area Boundary

Roads

Assessor Parcels

Line Separating Differences in  
Existing Zone Box Regulation

#### Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



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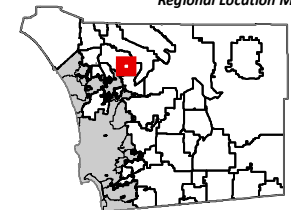
Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



**Valley Center**

## Special Regulations



**LUEG GIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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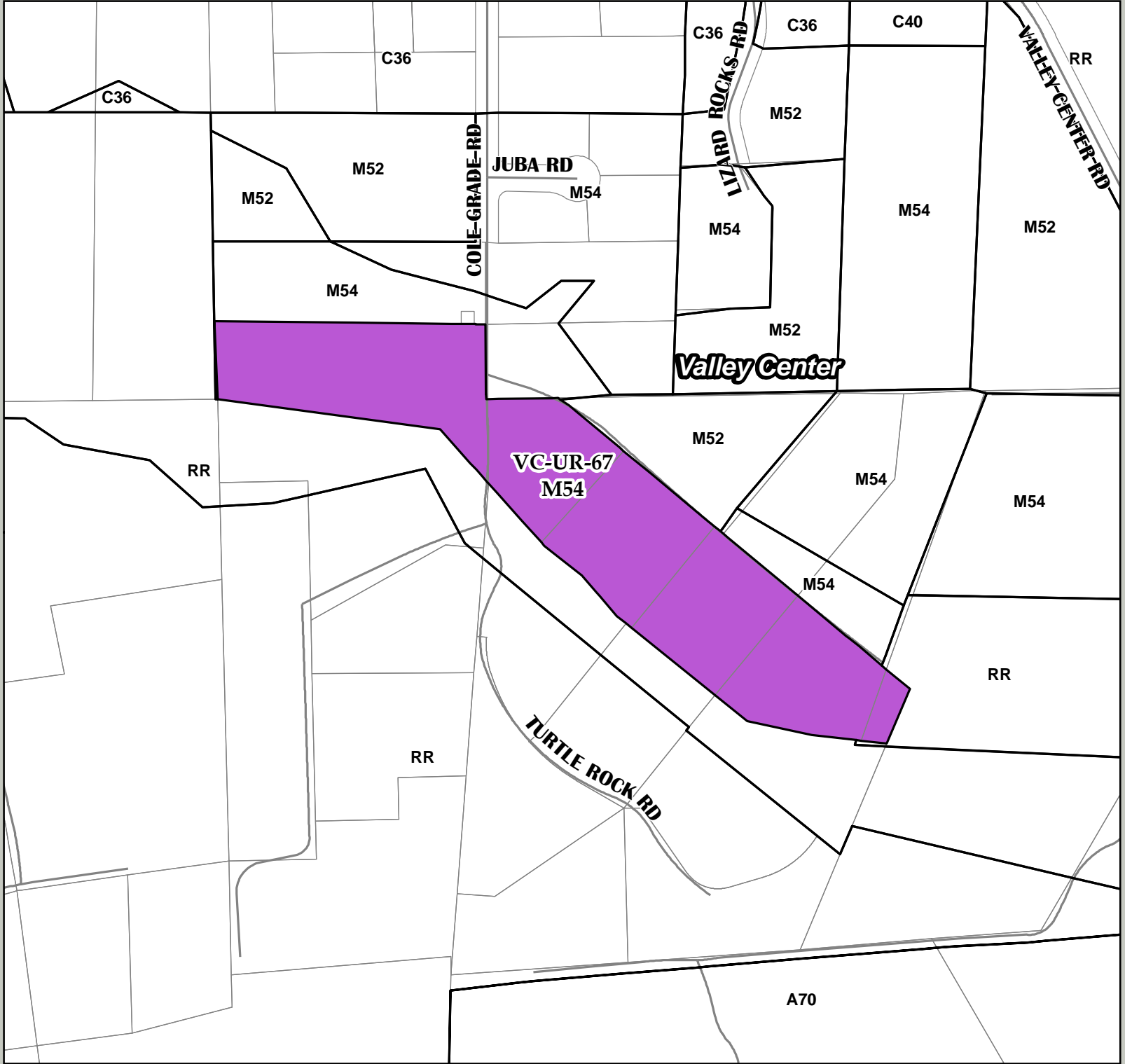
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0 400 800 Feet





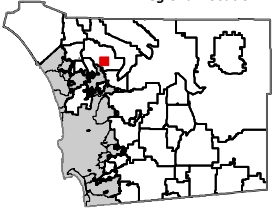
COUNTY OF SAN DIEGO  
VC67 Analysis Area  
Valley Center

Legend

Use Regulations

- M54
- Existing Regulation (No Change)
- Community Planning Area Boundary
- Roads
- Assessor Parcels

Regional Location Map



Coordinates: NAD83 Feet

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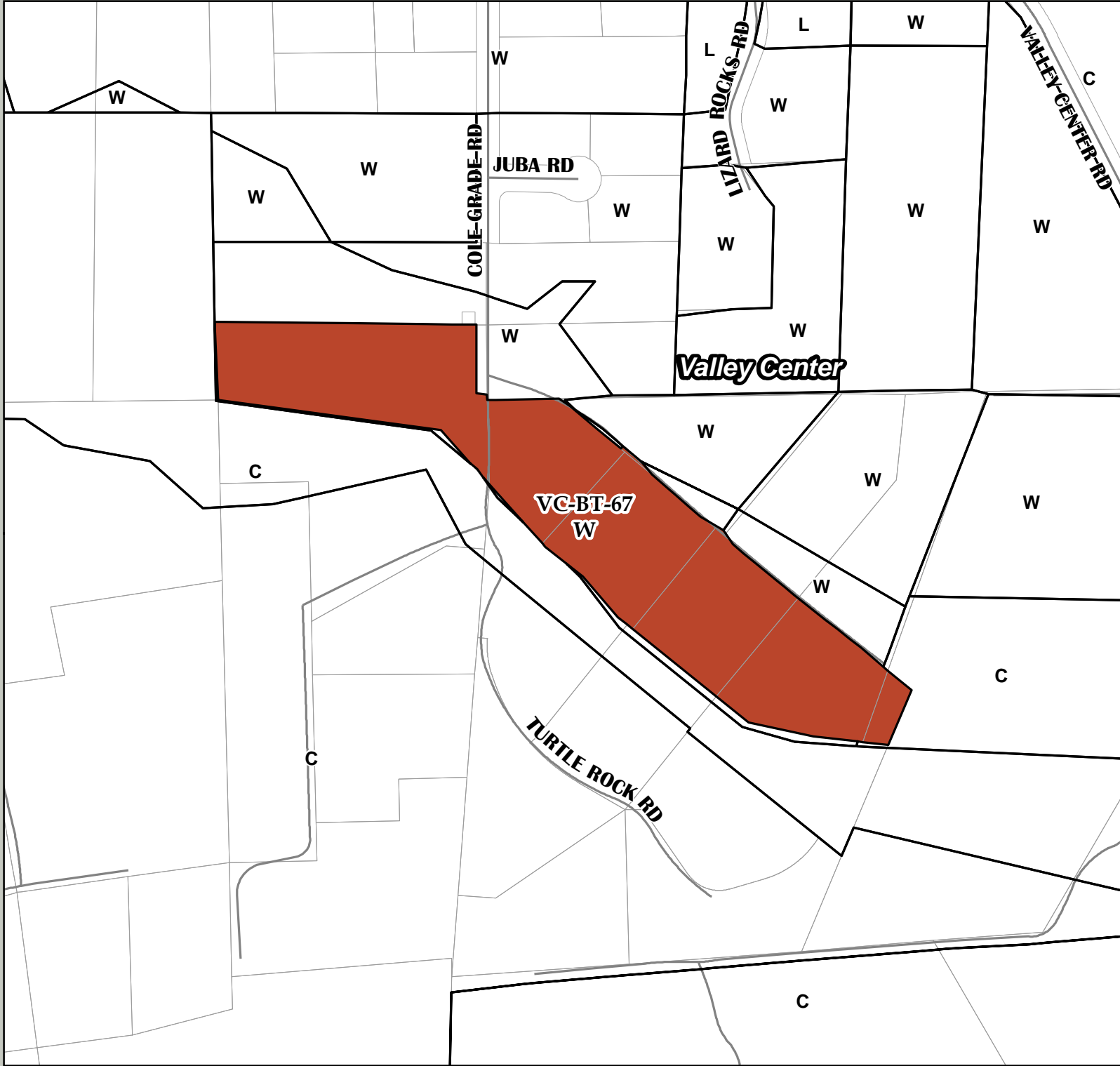
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COUNTY OF SAN DIEGO

VC67 Analysis Area

Valley Center

Legend

Build Type



W



Existing Regulation  
(No Change)



Community Planning  
Area Boundary

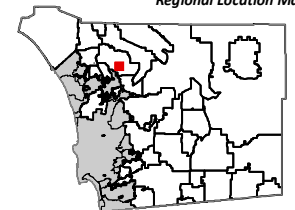


Roads



Assessor Parcels

Regional Location Map



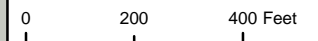
Coordinates: NAD83 Feet

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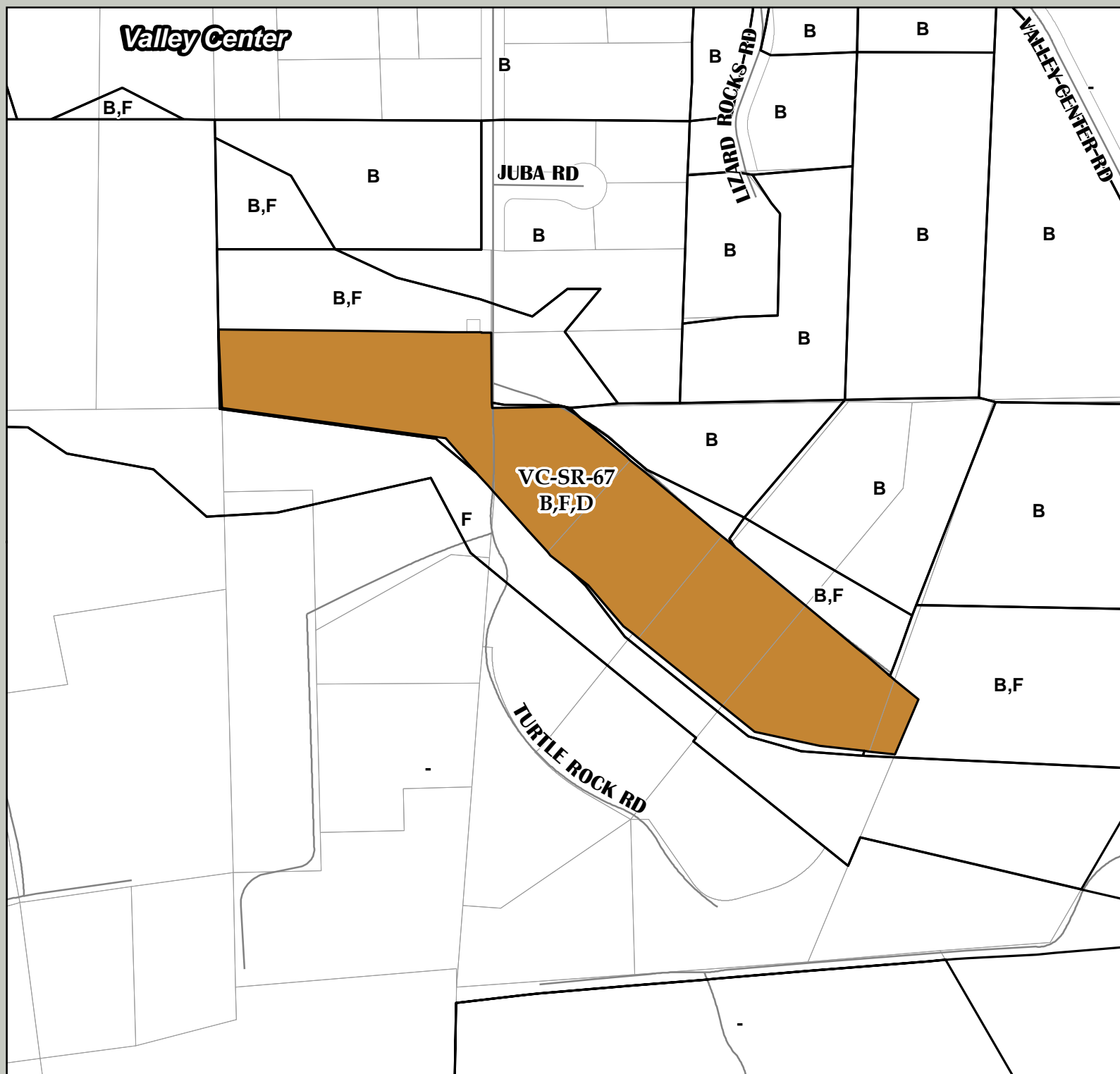
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# Valley Center



## COUNTY OF SAN DIEGO


### VC67 Analysis Area


#### Valley Center

#### Legend


##### Special Regulations

 B,F,D

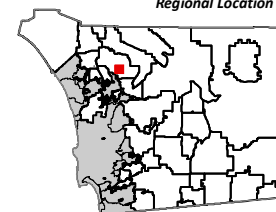
 Existing Regulation  
(No Change)

 Community Planning  
Area Boundary

 Roads

 Assessor Parcels

#### Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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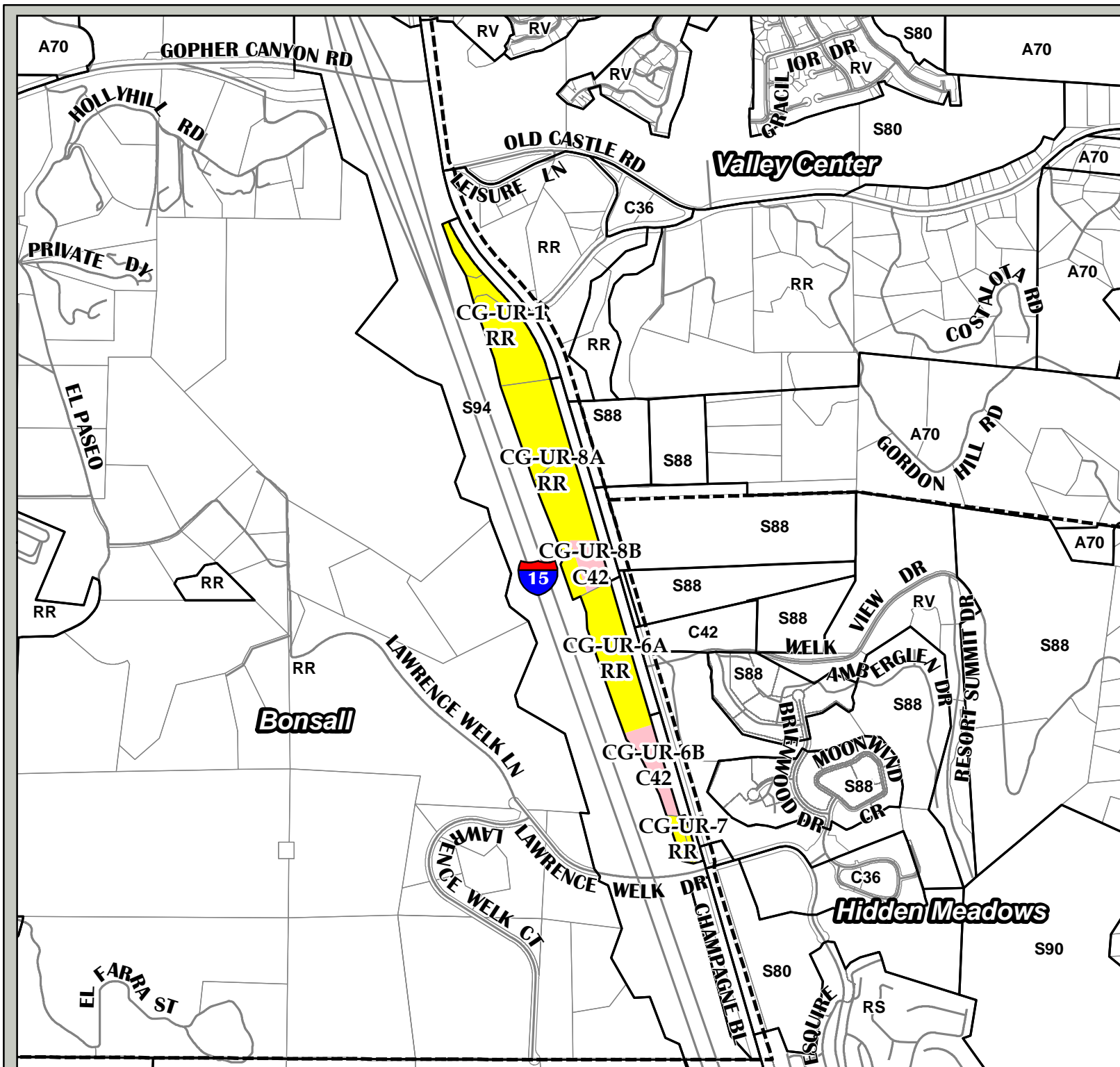
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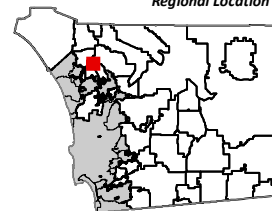
**COUNTY OF SAN DIEGO**  
**Western Champagne Gardens**  
**Bonsall**

**Legend**

**Use Regulations**

- C42
- RR
- Existing Regulation (No Change)
- Community Planning Area Boundary
- Roads
- Assessor Parcels

**Regional Location Map**



**LUEGGIS**  
 Land Use & Environment Group  
 Geographic Information Services



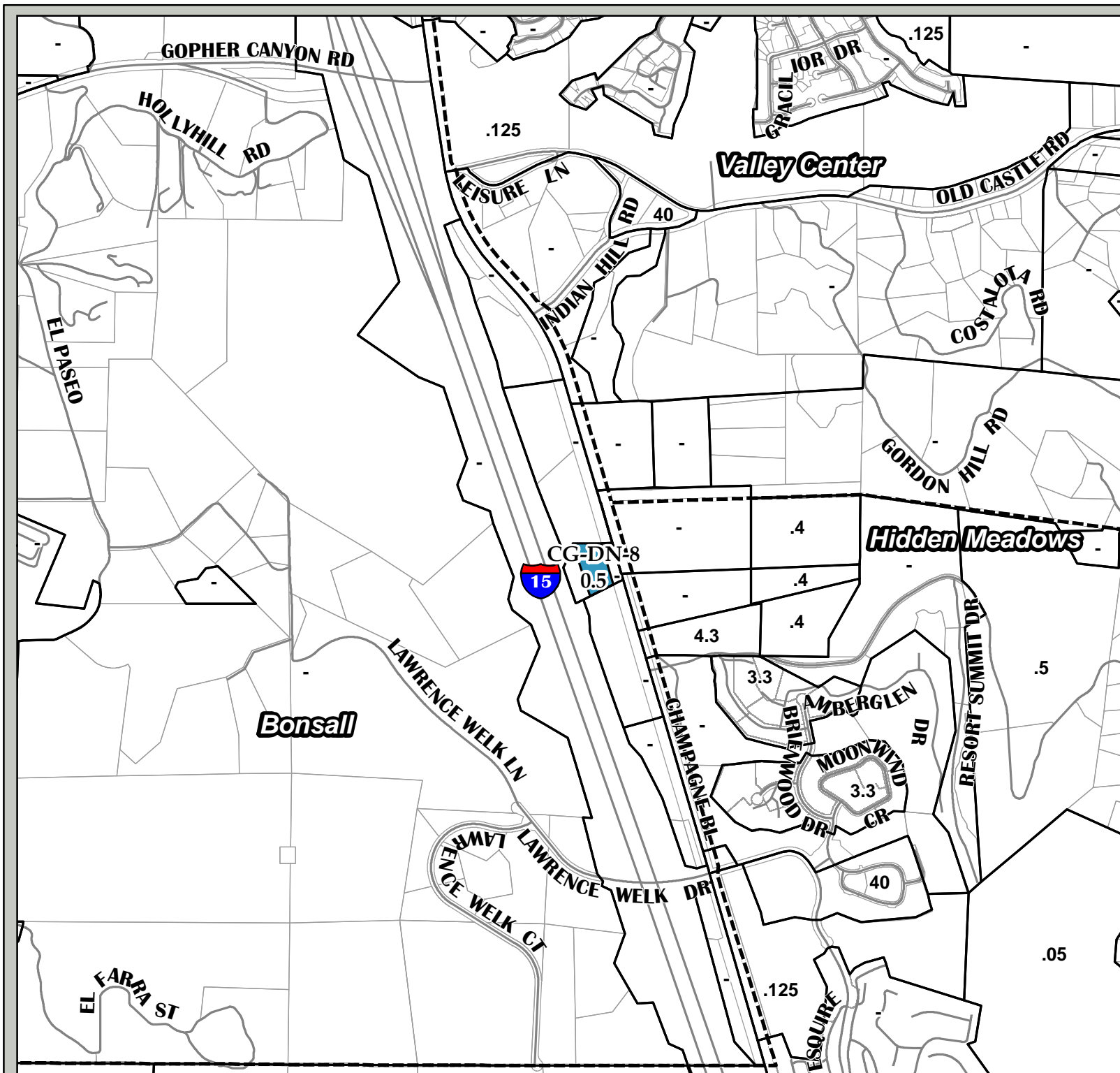
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 Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



# COUNTY OF SAN DIEGO


## Western Champagne Gardens


*Bonsall*

### Legend


Density

 0.5

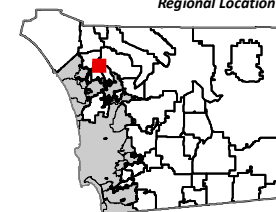
 Existing Regulation  
(No Change)

 Community Planning  
Area Boundary

 Roads

 Assessor Parcels

Regional Location Map



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Source: County of San Diego, SANDAG, SANDAG

0 400 800 Feet



# COUNTY OF SAN DIEGO

## Western Champagne Gardens

*Bonsall*

### Legend

#### Lot Size

2AC

4AC

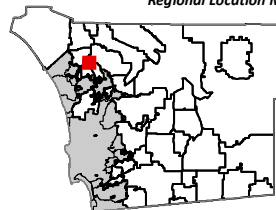
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

### Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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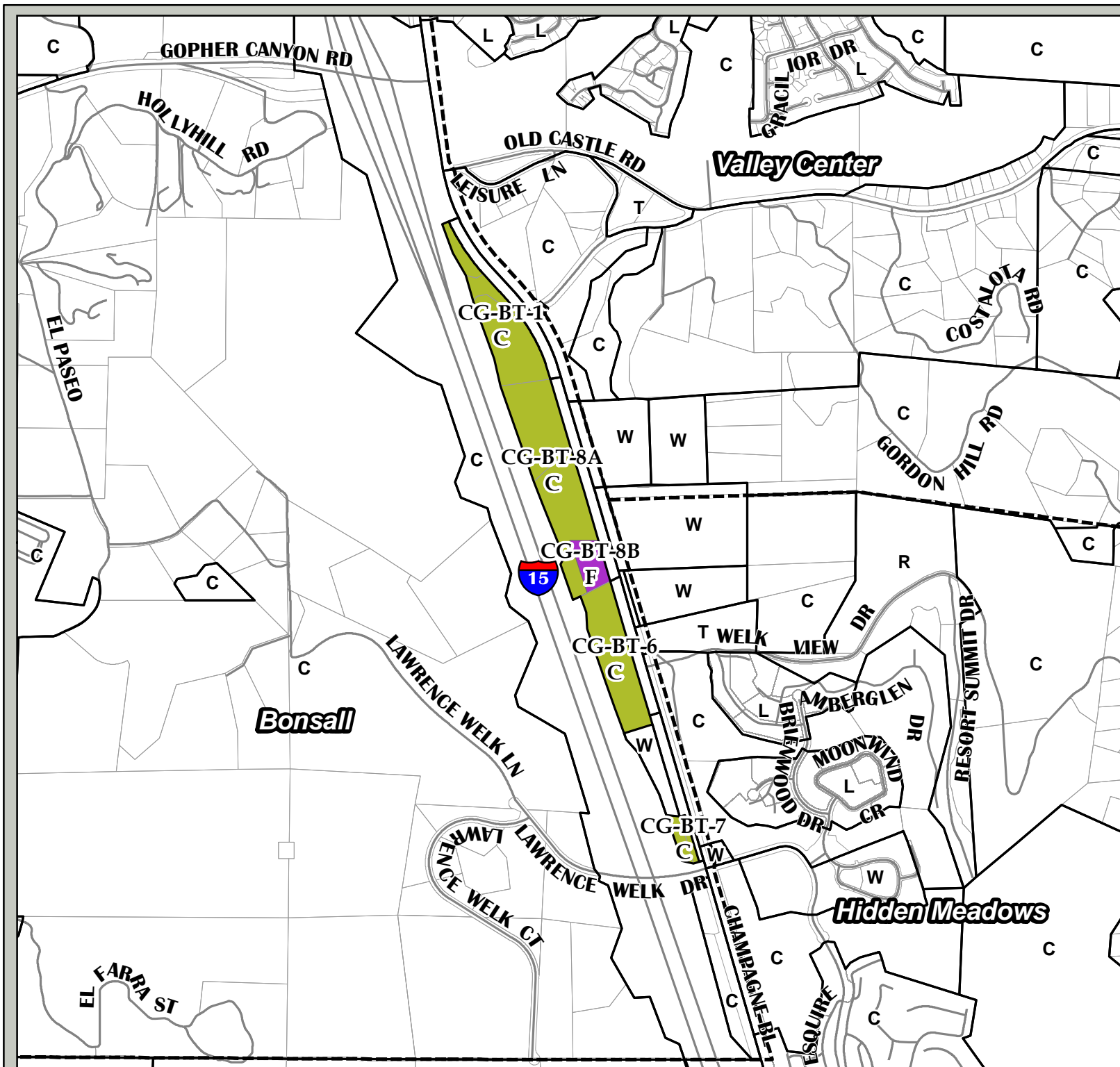
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PROPOSED MAP OPTION

Source: County of San Diego, SANGIS, SANDAG

0 400 800 Feet





# COUNTY OF SAN DIEGO

## Western Champagne Gardens

*Bonsall*

### Legend

#### Build Type

C

F

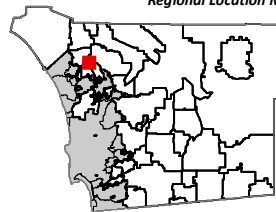
Existing Regulation  
(No Change)

Community Planning  
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Assessor Parcels

Regional Location Map



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Land Use & Environment Group  
Geographic Information Services



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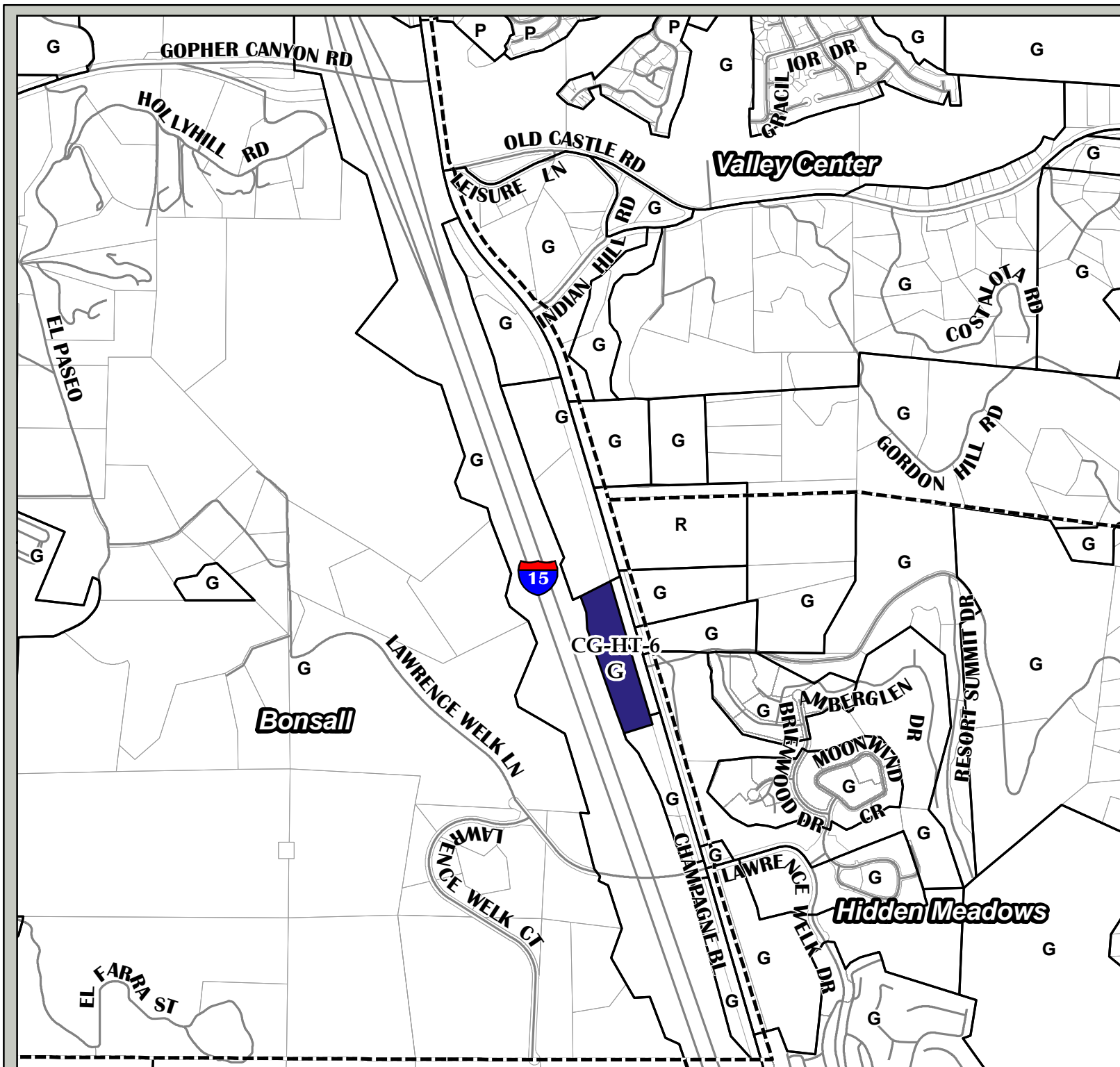
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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



# COUNTY OF SAN DIEGO Western Champagne Gardens

*Bonsall*

## **Legend**

### **Height**



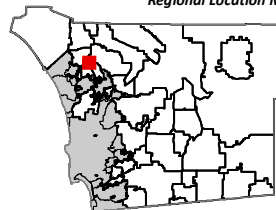
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

*Regional Location Map*



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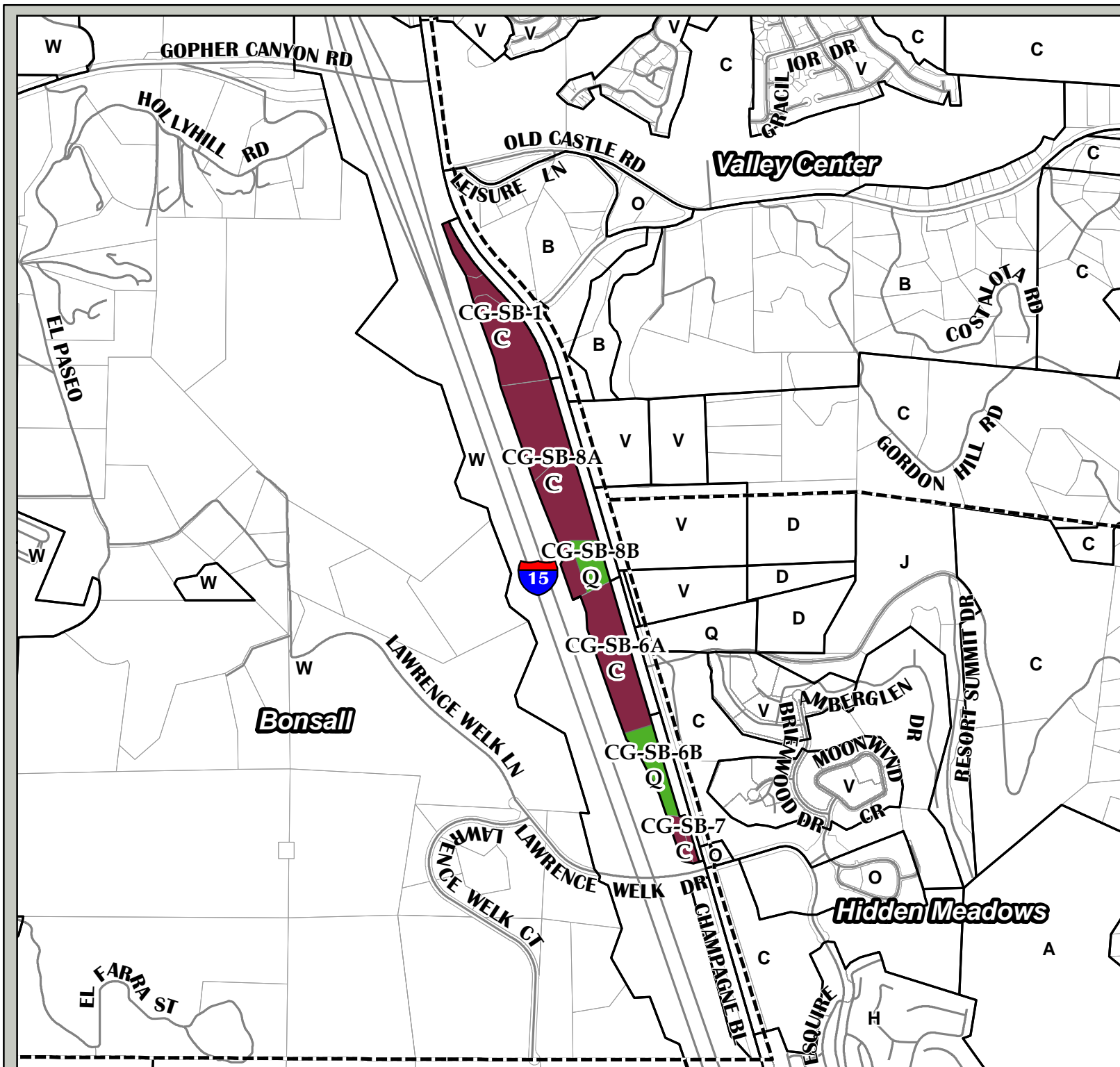
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Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO  
Western Champagne Gardens

*Bonsall*

**Legend**

**Setback**

C

Q

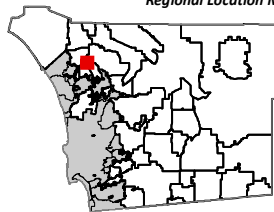
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

Regional Location Map



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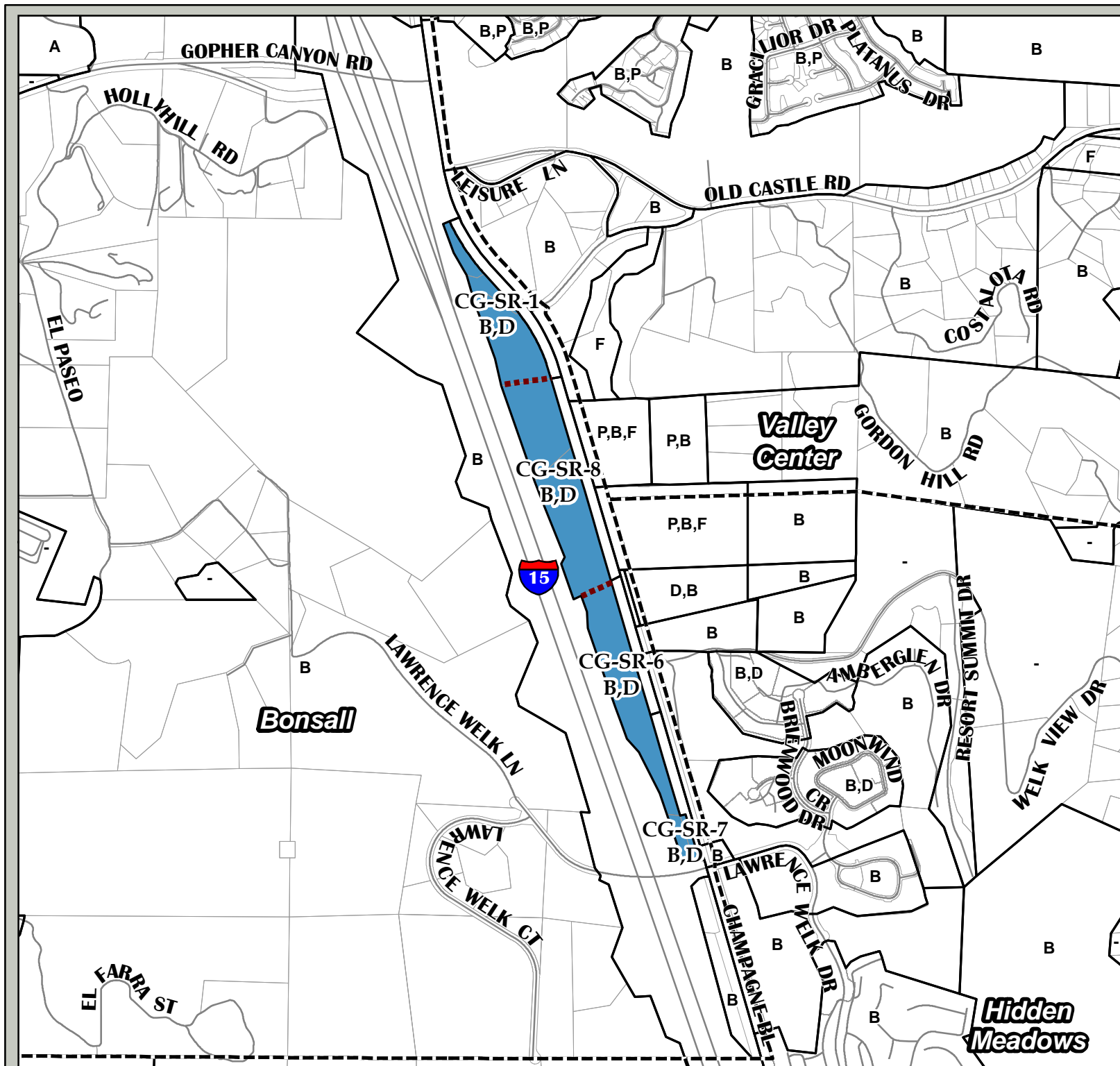
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PROPOSED MAP OPTION

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0 400 800 Feet





# COUNTY OF SAN DIEGO

## Western Champagne Gardens

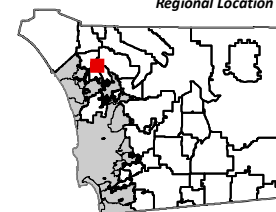
### Bonsall

#### Legend

#### Special Regulations

- B, D
- Existing Regulation (No Change)
- Community Planning Area Boundary
- Roads
- Assessor Parcels
- Line Separating Differences in Existing Zone Box Regulation

#### Regional Location Map



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Land Use & Environment Group  
Geographic Information Services



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PROPOSED MAP OPTION

Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet

# COUNTY OF SAN DIEGO

## Eastern Champagne Gardens


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
#### Legend

#### Use Regulations


 A70

 RC

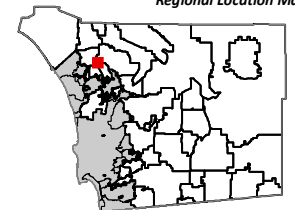
 Existing Regulation  
(No Change)

 Community Planning  
Area Boundary

 Roads

 Assessor Parcels

Regional Location Map



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Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

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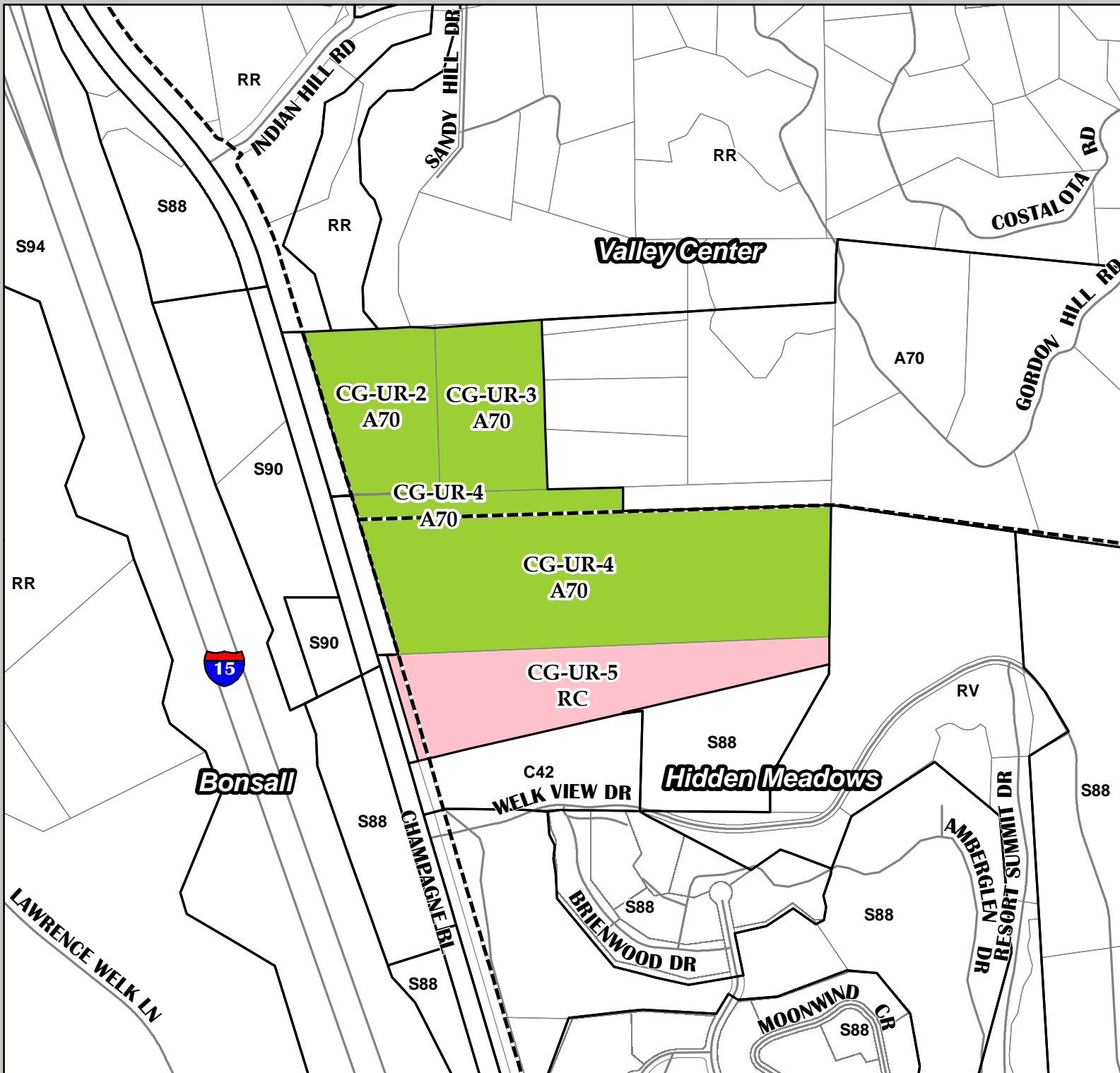
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PROPOSED MAP OPTION

Source: County of San Diego, SanGIS, SANDAG

0 400 800 Feet



COUNTY OF SAN DIEGO

Eastern Champagne Gardens

Valley Center/Hidden Meadows

Legend

Density



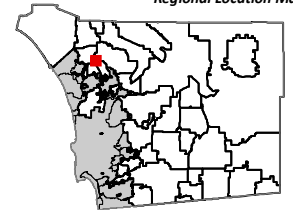
Existing Regulation  
(No Change)

Community Planning  
Area Boundary



Assessor Parcels

Regional Location Map



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Coordinates: NAD83 Feet

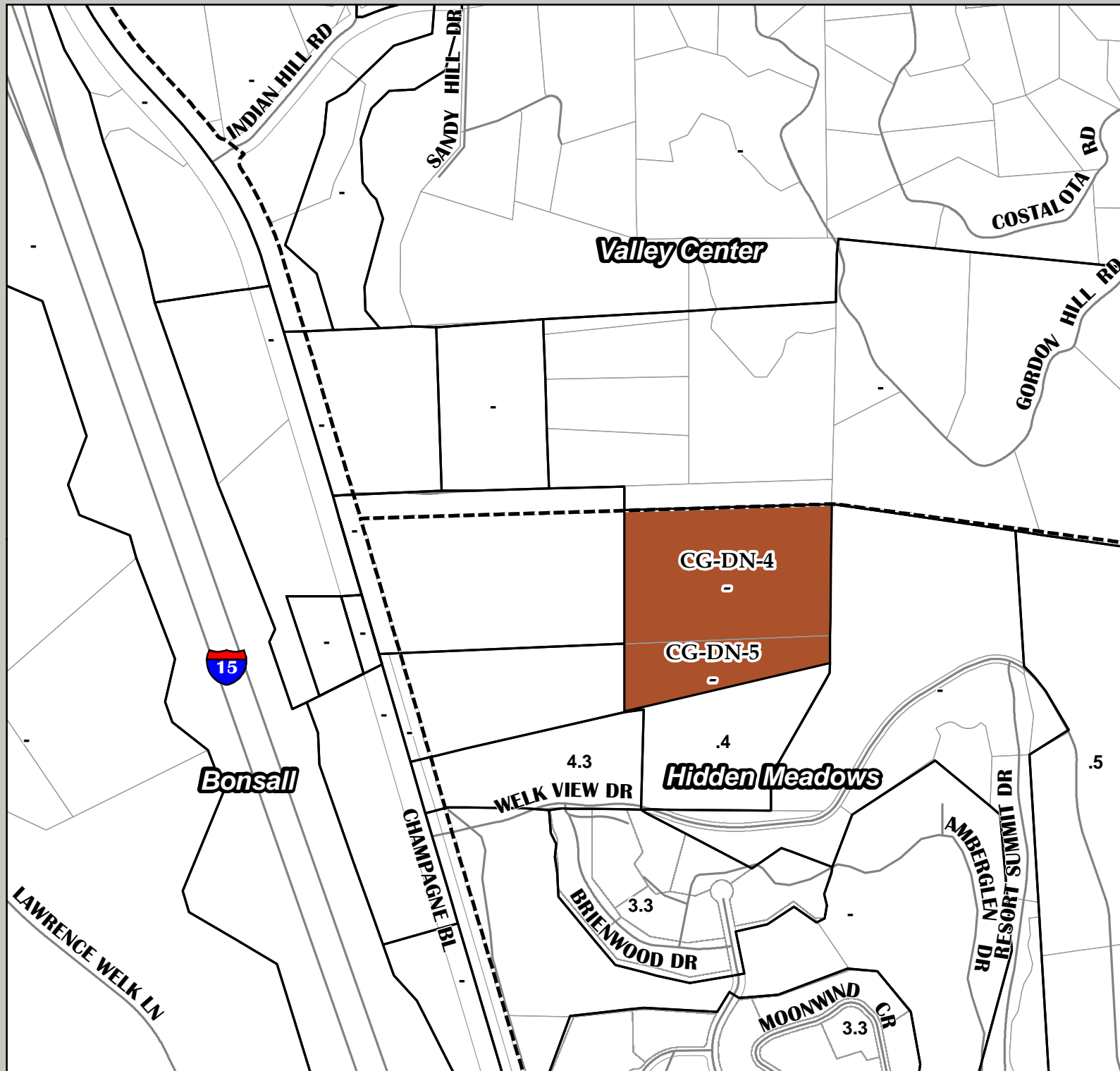
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0 400 800 Feet



# COUNTY OF SAN DIEGO

## Eastern Champagne Gardens

### Valley Center/Hidden Meadows

#### Legend

##### Lot Size

0.5AC

1AC

Existing Regulation  
(No Change)

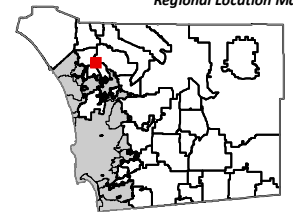
Community Planning  
Area Boundary

Roads

Assessor Parcels

Line Separating Differences in  
Existing Zone Box Regulation

#### Regional Location Map



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Geographic Information Services



Coordinates: NAD83 Feet

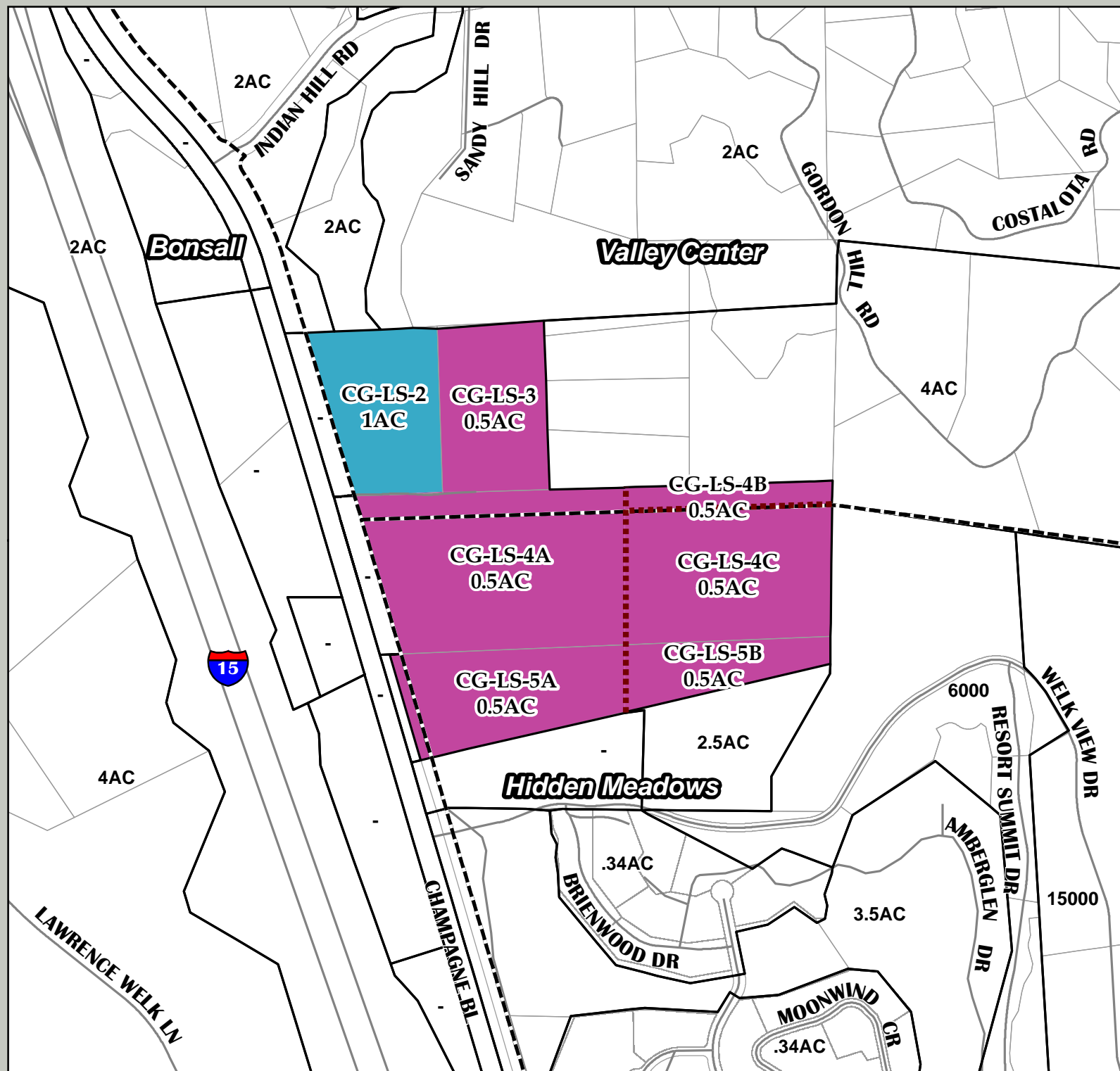
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0 400 800 Feet



# COUNTY OF SAN DIEGO

## Eastern Champagne Gardens

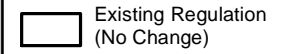
### Valley Center/Hidden Meadows

#### Legend

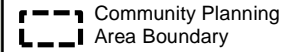
#### Build Type



C



Existing Regulation  
(No Change)



Community Planning  
Area Boundary

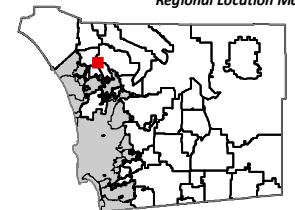


Roads



Assessor Parcels

Regional Location Map



Coordinates: NAD83 Feet

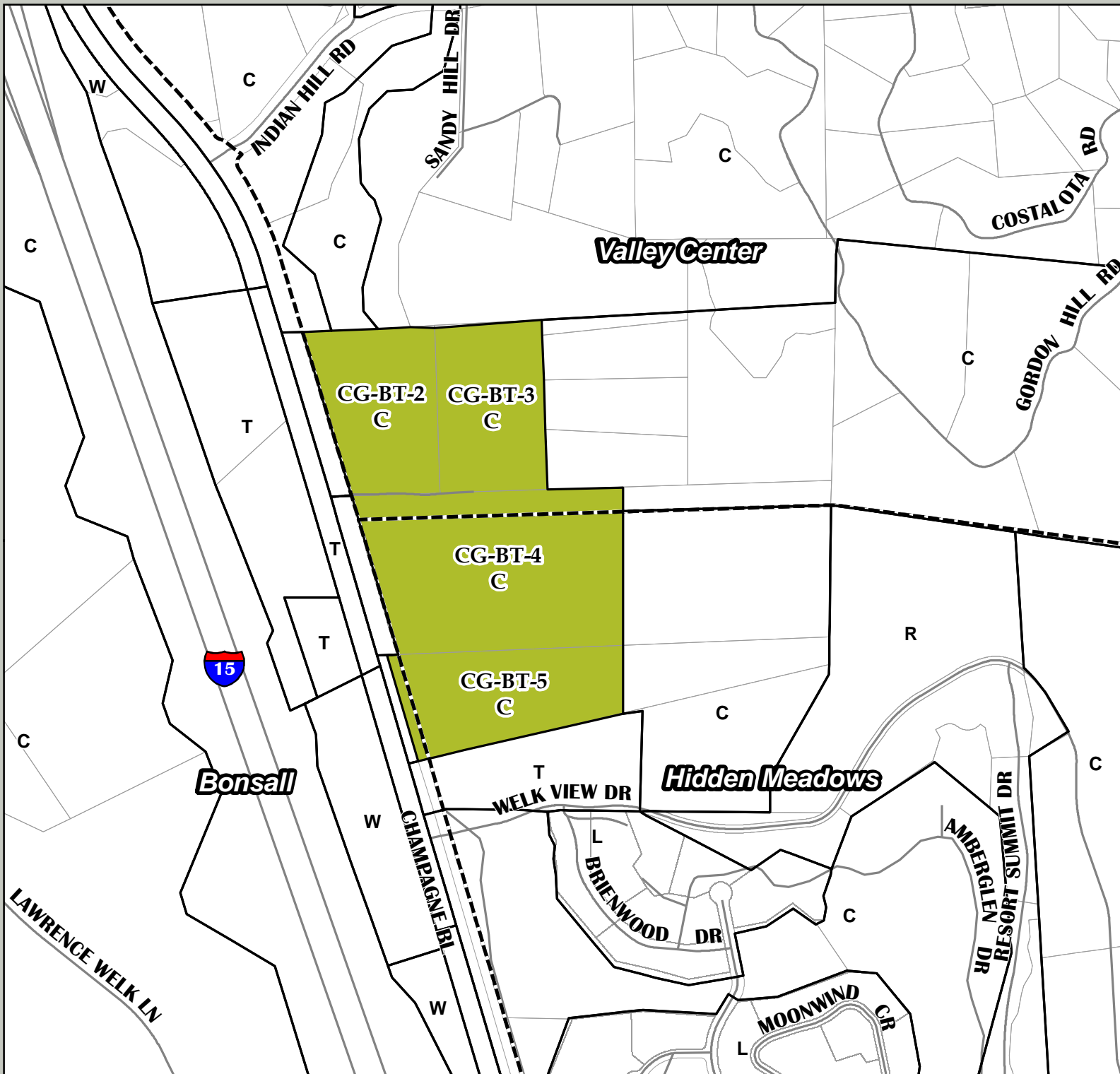
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0 400 800 Feet





COUNTY OF SAN DIEGO

Eastern Champagne Gardens

Valley Center/Hidden Meadows

Legend

Height



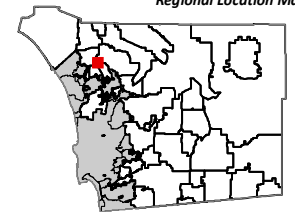
Existing Regulation  
(No Change)

Community Planning  
Area Boundary

Roads

Assessor Parcels

Regional Location Map



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Geographic Information Services



Coordinates: NAD83 Feet

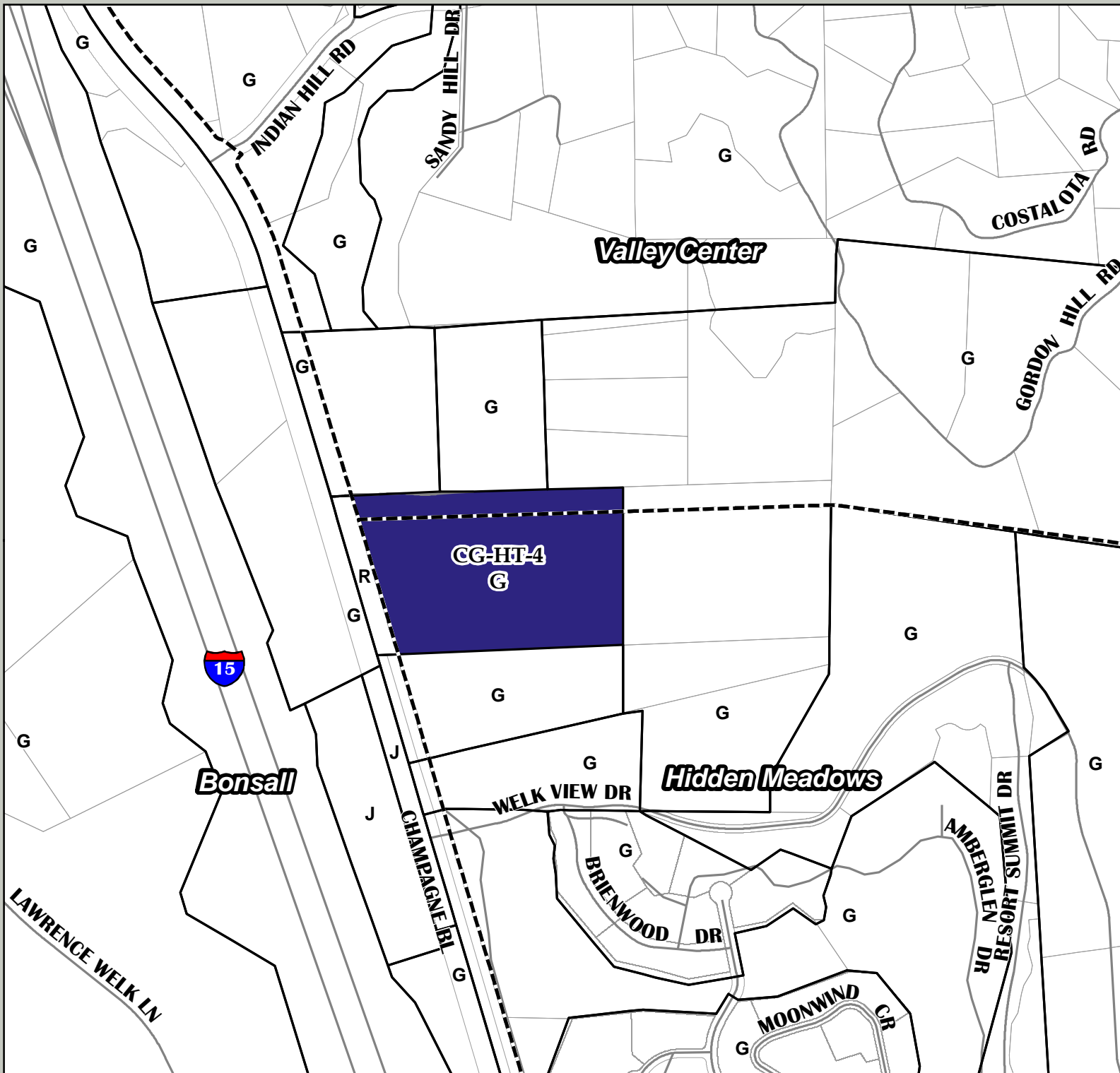
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0 400 800 Feet



# COUNTY OF SAN DIEGO

## Eastern Champagne Gardens

### Valley Center/Hidden Meadows

#### Legend

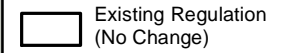
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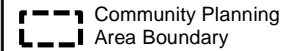
C



Q



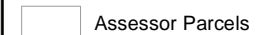
Existing Regulation  
(No Change)



Community Planning  
Area Boundary



Roads

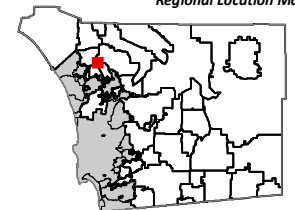


Assessor Parcels



Line Separating Differences in  
Existing Zone Box Regulation

Regional Location Map



Coordinates: NAD83 Feet

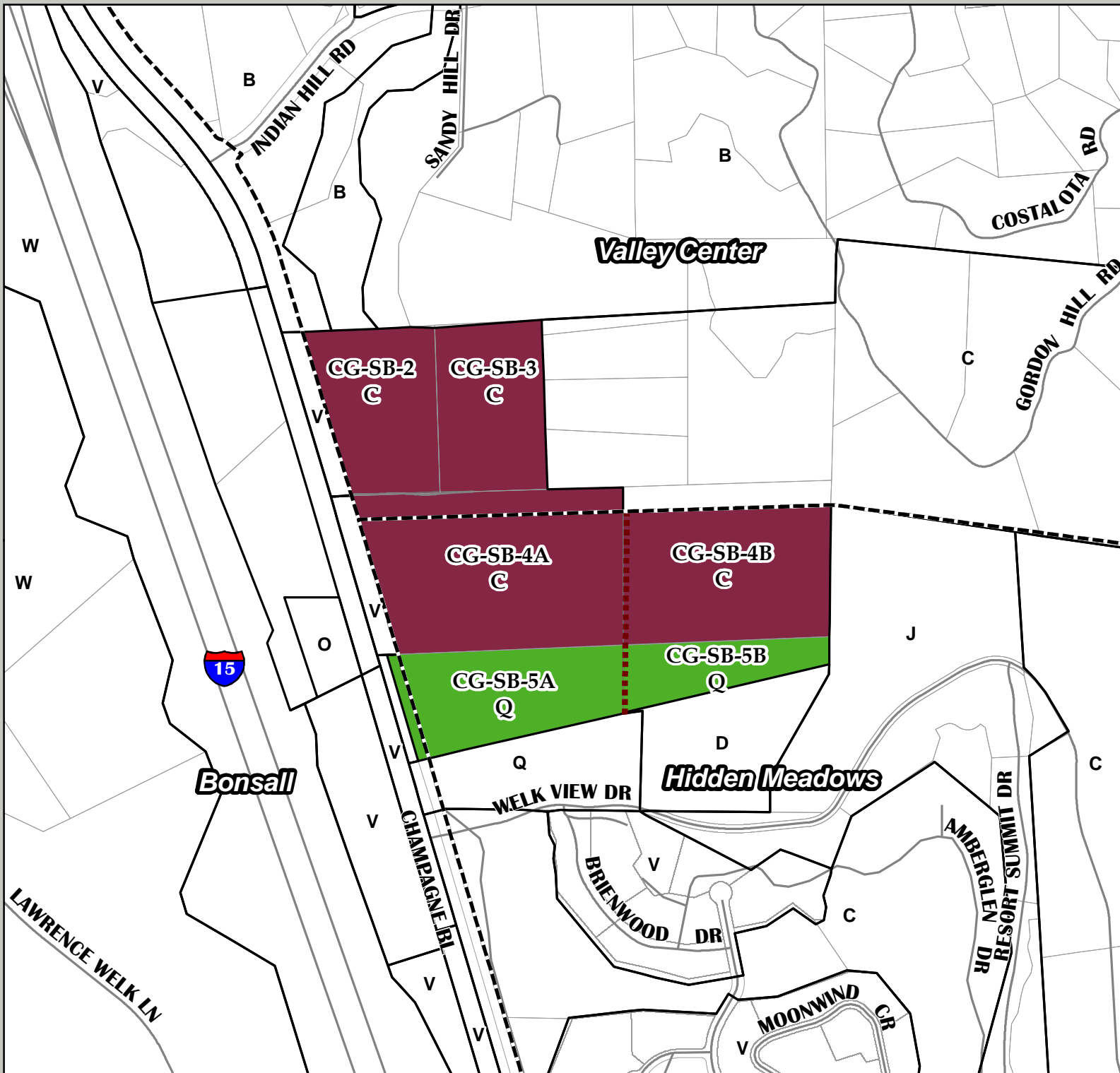
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0 400 800 Feet



# COUNTY OF SAN DIEGO

## Eastern Champagne Gardens


### Valley Center/Hidden Meadows


#### Legend

#### Special Regulations


 B,D

 B,F,D

 Existing Regulation  
(No Change)

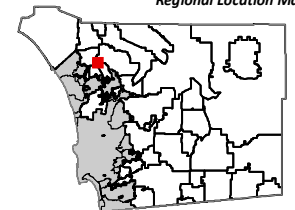
 Community Planning  
Area Boundary

 Roads

 Assessor Parcels

 Line Separating Differences in  
Existing Zone Box Regulation

#### Regional Location Map



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services



Coordinates: NAD83 Feet

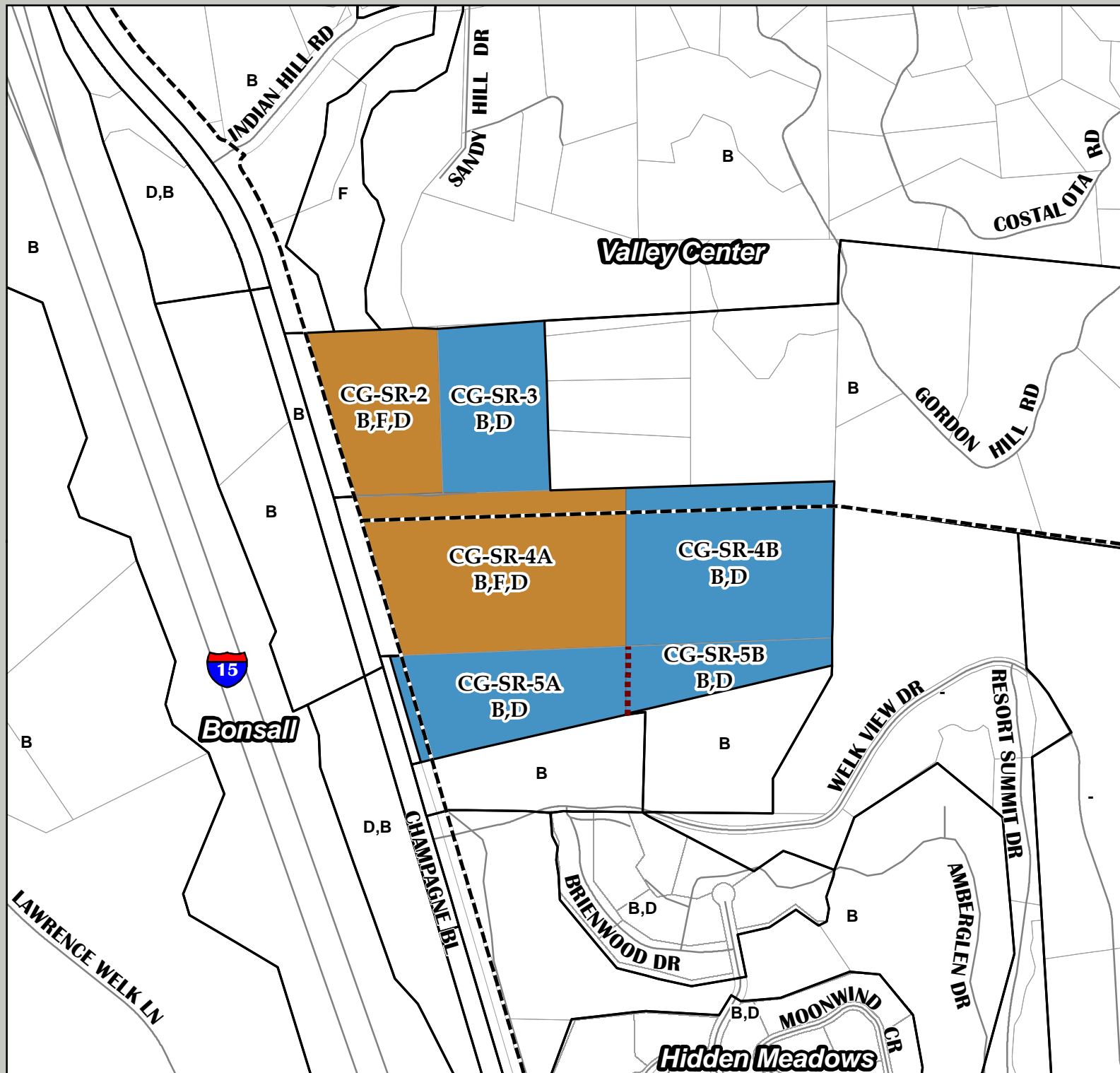
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0 400 800 Feet





## **PROPERTY SPECIFIC REQUESTS GPA/REZONE**

### **PROPOSED D DESIGNATOR – GHG MITIGATION**

*One Component of the Proposed Mitigation for Climate Change/GHG and Air Quality Impacts*

Ordinance No. \_\_\_\_\_ (New Series)

#### **AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES RELATED TO THE PROPERTY SPECIFIC REQUESTS GENERAL PLAN AMENDMENT AND REZONE**

The Board of Supervisors of the County of San Diego ordains as follows:

##### **Section 1**

The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Property Specific Requests Special Area Regulation Changes Maps attached hereto and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

D Special Area Regulations Designator – Mitigation for Air Quality and Greenhouse Gas (GHG)/Climate Change impacts associated with increased residential densities and/or development intensities adopted as part of the Property Specific Requests General Plan Amendment and Rezone (GPA12-005; REZ14-006).

##### **Objective:**

This D designator shall serve as one component of the mitigation required for Air Quality and GHG/Climate Change impacts associated with increased residential densities and/or development intensities adopted as part of the Property Specific Requests (PSRs) General Plan Amendment and Rezone (GPA12-005; REZ14-006).

This D designator is applied to all properties that have been approved for a change in the General Plan land use designation or zoning use regulation as part of the final adoption of the above referenced project. For these properties, any future development projects that propose a residential density or commercial/industrial development intensity higher than what was allowed under the land use designation and/or zoning adopted with the General Plan Update of 2011 shall:

- A. Be prohibited from including wood burning fireplaces or wood burning stoves in the construction of all structures; and,
- B. Be required to mitigate GHG impacts associated with this additional development potential to no net increase or net zero in GHG emissions.

##### **Section 2**

##### **Standards:**

When any development is proposed on a property subject to this D designator, Planning & Development Services (PDS) staff shall first determine whether the project proposes either a) a

residential density higher than what would have been allowed under the General Plan land use designation or zoning density (where applicable) adopted with the General Plan Update of August 3, 2011 (2011 GPU); or, b) a use that would not have been permitted under the zoning use regulation adopted with the 2011 GPU (a use that would have been permitted includes only Permitted Uses and Permitted Uses Subject to Limitations as defined by the zoning use regulation adopted with the 2011 GPA). **If the project includes a proposal for either of the above, this D designator shall apply to the project.** An application for a single-family residence on an existing legal lot (may also include structures accessory to the single-family residential use) shall not be subject to this D designator, as such a project is not affected by the allowed General Plan density. Maps showing the General Plan land use designations and zoning use regulations adopted with the 2011 GPU (for properties subject to this D designator) are attached.

For residential projects within the slope-dependent Semi-Rural land use designations, a Civil Engineer's slope analysis provided by the project applicant shall be used to determine the current allowed density and the density that was allowed under the General Plan land use designation adopted with the 2011 GPU.

If completion of the first step results in a determination that the D designator does apply to the project, a Site Plan application shall be required to ensure compliance with the standards below, and the project shall not be eligible for a Site Plan waiver. The second and third steps of the process below shall be applied through the discretionary project review process.

PDS staff shall secondly apply the following standard:

1. The use of wood burning stoves shall be prohibited and any fireplaces shall be fueled by natural gas. This restriction shall be noted on the building plans for all proposed structures.

As the third step in establishing compliance, PDS staff shall determine the extent of development proposed that is beyond what would have been allowed under the General Plan land use designation and/or zoning use regulation adopted with the 2011 GPU, and the GHG emissions associated with the increased development.

For residential projects, this shall be determined by calculating the difference in the number of dwelling units between the number proposed by the development permit application and the maximum number that would have been allowed under the General Plan land use designation and/or zoning use regulation adopted with the 2011 GPU. For non-residential projects, proposed uses that would not have been allowed under the zoning use regulation adopted with the 2011 GPU shall be the basis of quantifying new GHG emissions. The GHG emissions associated with the increased development for either a residential or non-residential project shall be determined as part of a GHG emissions report that would be prepared for the project by an air quality specialist listed on the County's CEQA Consultants List and reviewed by County staff including an air quality/GHG specialist.

Once the GHG emissions associated with the increased development have been determined, PDS staff shall fourthly apply either standard 2a or 2b below:

- 2a. Project applicants shall achieve no net increase in GHG emissions from additional density or development intensity (e.g., new zoning use categories not previously allowed) above the 2011 GPU/zoning over the life of the project (30 years). Applicants shall be required in their respective CEQA documents to quantify the GHG emissions from their projects that exceed the GHG emissions for the 2011 GPU density or intensity forming the basis of the County of San Diego Draft Climate Action Plan (CAP) emission forecasts (i.e., projections). This increase in emissions shall be reduced through on-site design features

and mitigation measures, and by off-site mitigation, including purchase of carbon offset credits by the applicant, if needed. Applicants shall demonstrate compliance with relevant CAP measures as identified in the "CAP Consistency Review Checklist" in addition to all feasible on-site design features and mitigation measures. Off-site mitigation, including purchase of carbon offset credits, would be allowed after all feasible on-site design features and mitigation measures have been incorporated.

- 2b. Project applicants shall reduce all project GHG emissions to net zero to achieve no net increase over baseline conditions (i.e., carbon neutrality). Project emissions shall be reduced to zero through on-site design features and mitigation measures and off-site mitigation, including purchase of carbon offset credits by the applicant or its designee. Applicants shall demonstrate compliance with relevant CAP measures as identified in the "CAP Consistency Review Checklist" before considering additional feasible on-site design features and mitigation measures. Off-site mitigation, including purchase of carbon offset credits, would be allowed after all feasible on-site design features and mitigation measures have been incorporated.

The following four paragraphs are applicable to standard 2a or 2b above:

The County will consider, to the satisfaction of the Director of Planning & Development Services (PDS), the following geographic priorities for GHG reduction features, and GHG reduction projects and programs: 1) project design features/on-site reduction measures; 2) off-site within the unincorporated areas of the County of San Diego; 3) off-site within the County of San Diego; 4) off-site within the State of California; 5) off-site within the United States; and 6) off-site internationally.

If carbon offset credits are provided as mitigation after all feasible measures are provided on site, the applicant, or its designee, shall purchase and retire carbon offsets in a quantity sufficient to offset the net increase from GHG emissions above the density or intensity allowed in the 2011 GPU for the life of the project (i.e., 30 years). This includes all GHG emissions from construction (including sequestration loss from vegetation removal) and operations.

Carbon offset credits must be purchased through any of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard, (ii) any registry approved by CARB to act as a registry under the state's cap-and-trade program, (iii) through the CAPCOA GHG Rx and the SDAPCD, or (iv) if no registry is in existence as identified in options (i), (ii), or (iii), above, then any other reputable registry or entity that issues carbon offsets consistent with California Health & Safety Code section 38562(d)(1)), to the satisfaction of the Director of PDS.

If utilizing the purchase of carbon credits to fulfill the requirement to offset GHG emissions associated with the increased development, prior to County's issuance of the project's first grading permit (for construction GHG emissions) or first building permit (for operations GHG emissions) the applicant, or its designee, shall provide evidence to the satisfaction of the Director of PDS that the project applicant or its designee has purchased and retired carbon offsets in a quantity sufficient to offset the net increase of construction and operations GHG emissions generated by the project. Operations emissions may be offset in phases, commensurate with the overall phasing of the project.

# Property Specific Requests General Plan Amendment













BO18+ Analysis Area

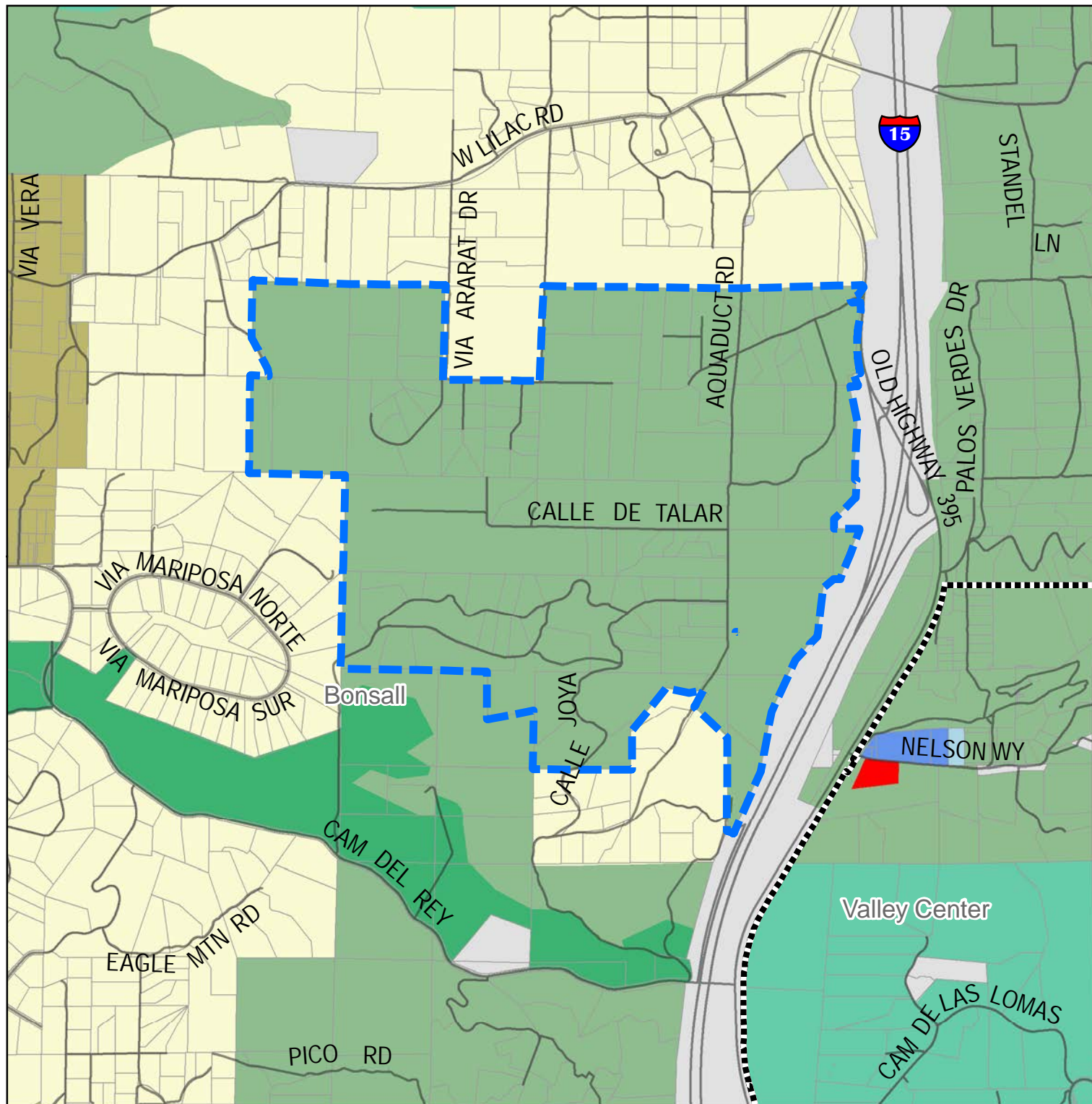
**Bonsall**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Rural Lands (RL-40)
-  General Commercial
-  Limited Impact Industrial
-  Medium Impact Industrial
-  Public/Semi-Public Facilities



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# Property Specific Requests General Plan Amendment










CD14 Analysis Area

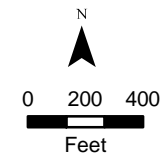
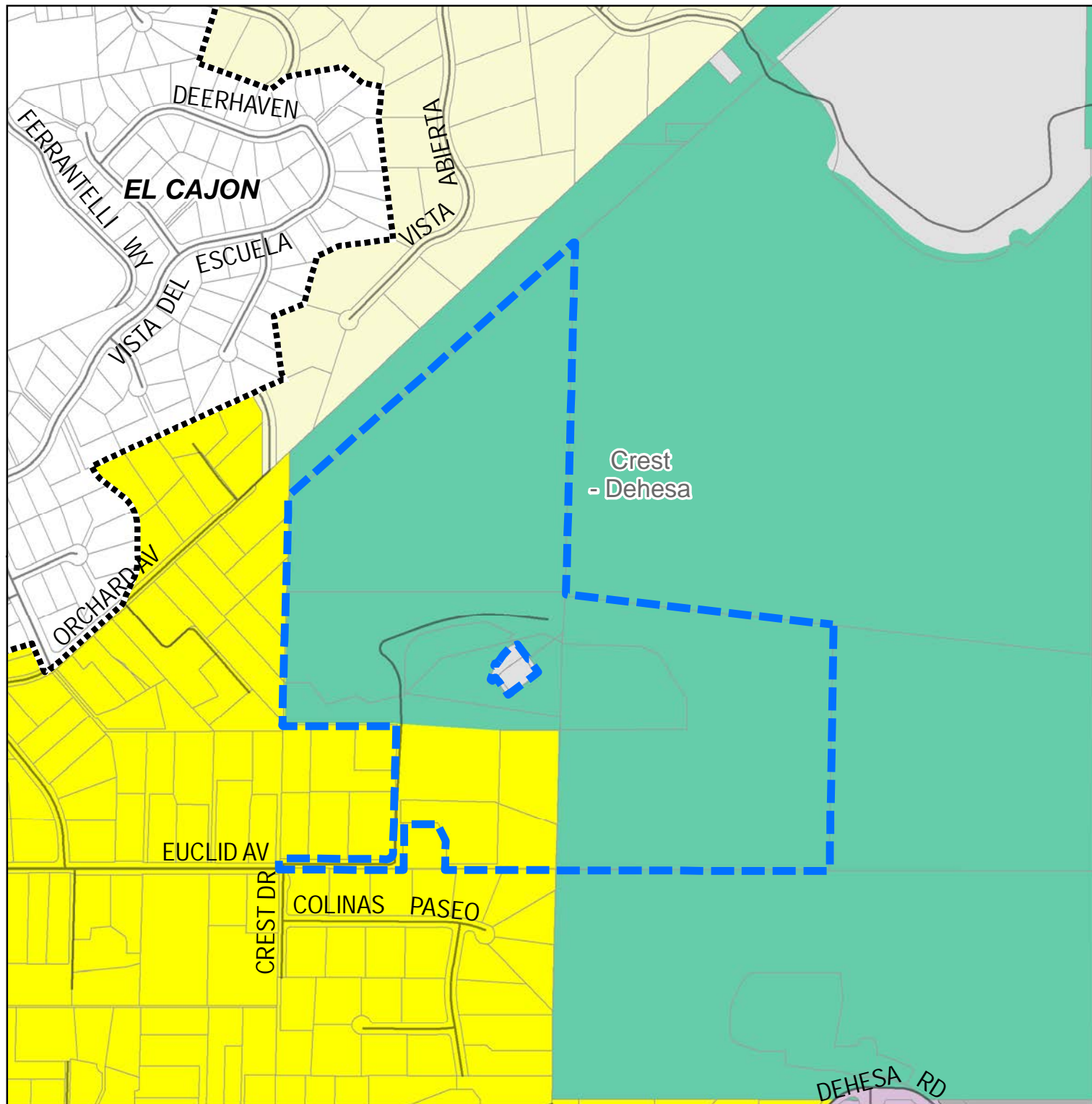
**Crest/Dehesa**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan  
Land Use Designation(s)
-  Community Planning  
Area Boundary
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-4)
-  Rural Lands (RL-20)
-  Specific Plan Area
-  Public/Semi-Public Facilities
-  Public Agency Lands



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# Property Specific Requests General Plan Amendment


















## DS8 Analysis Area

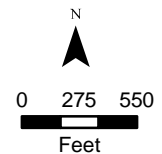
### *Desert*

## 2011 General Plan Update

### General Plan Designations

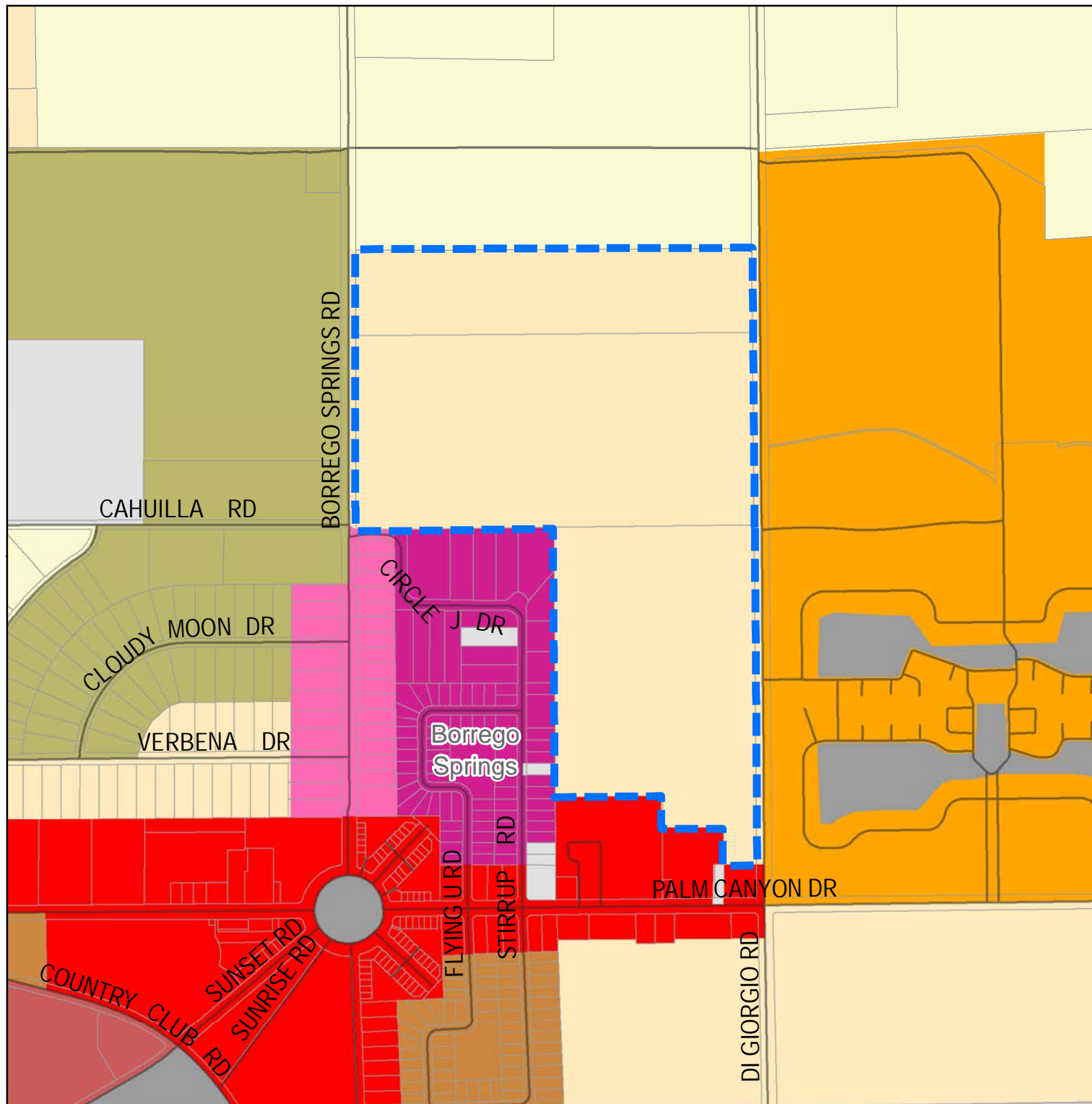
(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Village Residential (VR-24)
-  Village Residential (VR-7.3)
-  Village Residential (VR-4.3)
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Specific Plan Area
-  Office Professional
-  General Commercial
-  Rural Commercial
-  Public/Semi-Public Facilities
-  Open Space (Recreation)



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# Property Specific Requests General Plan Amendment












DS24 Analysis Area

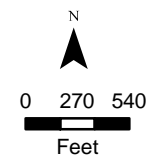
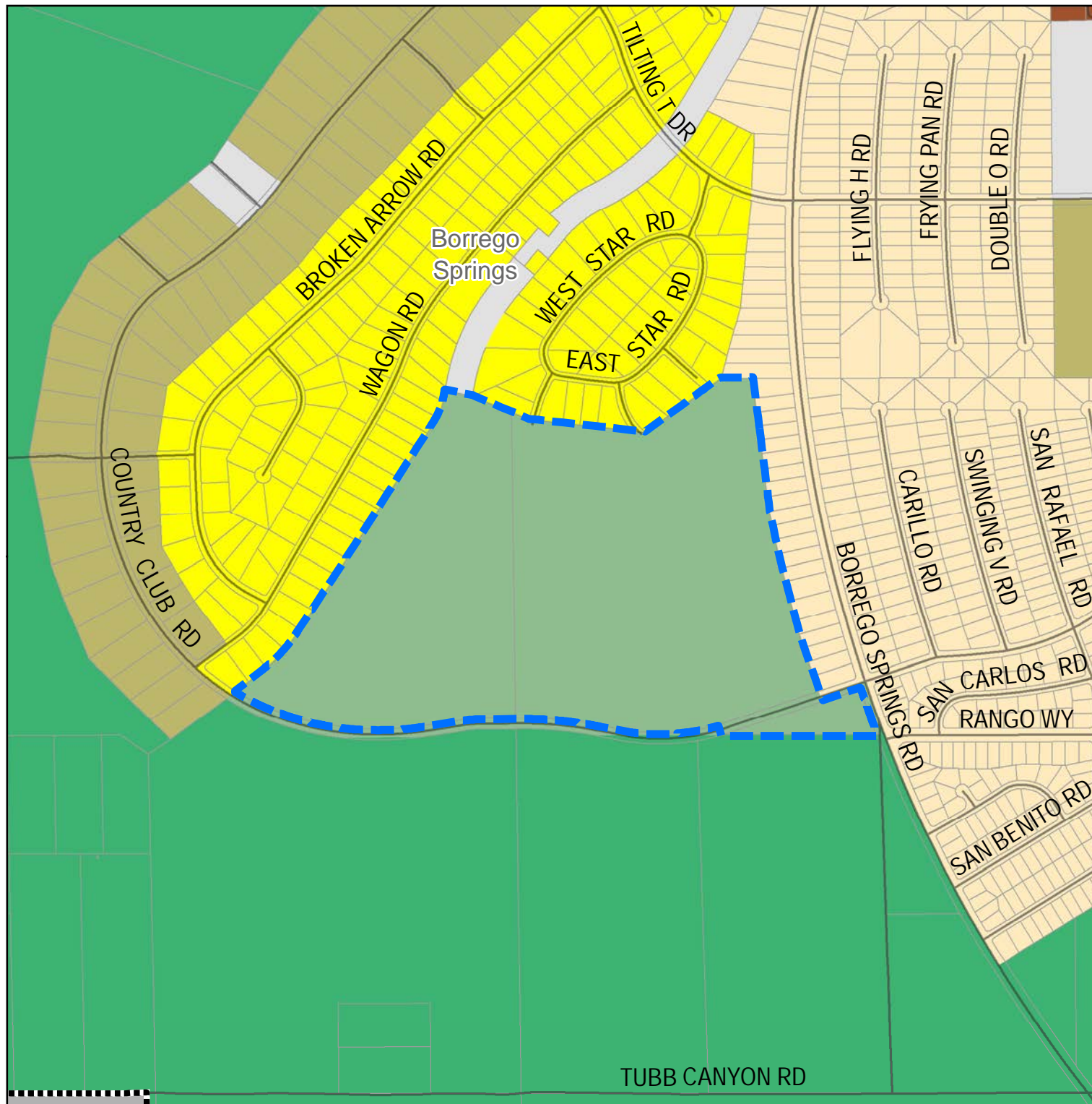
**Desert**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

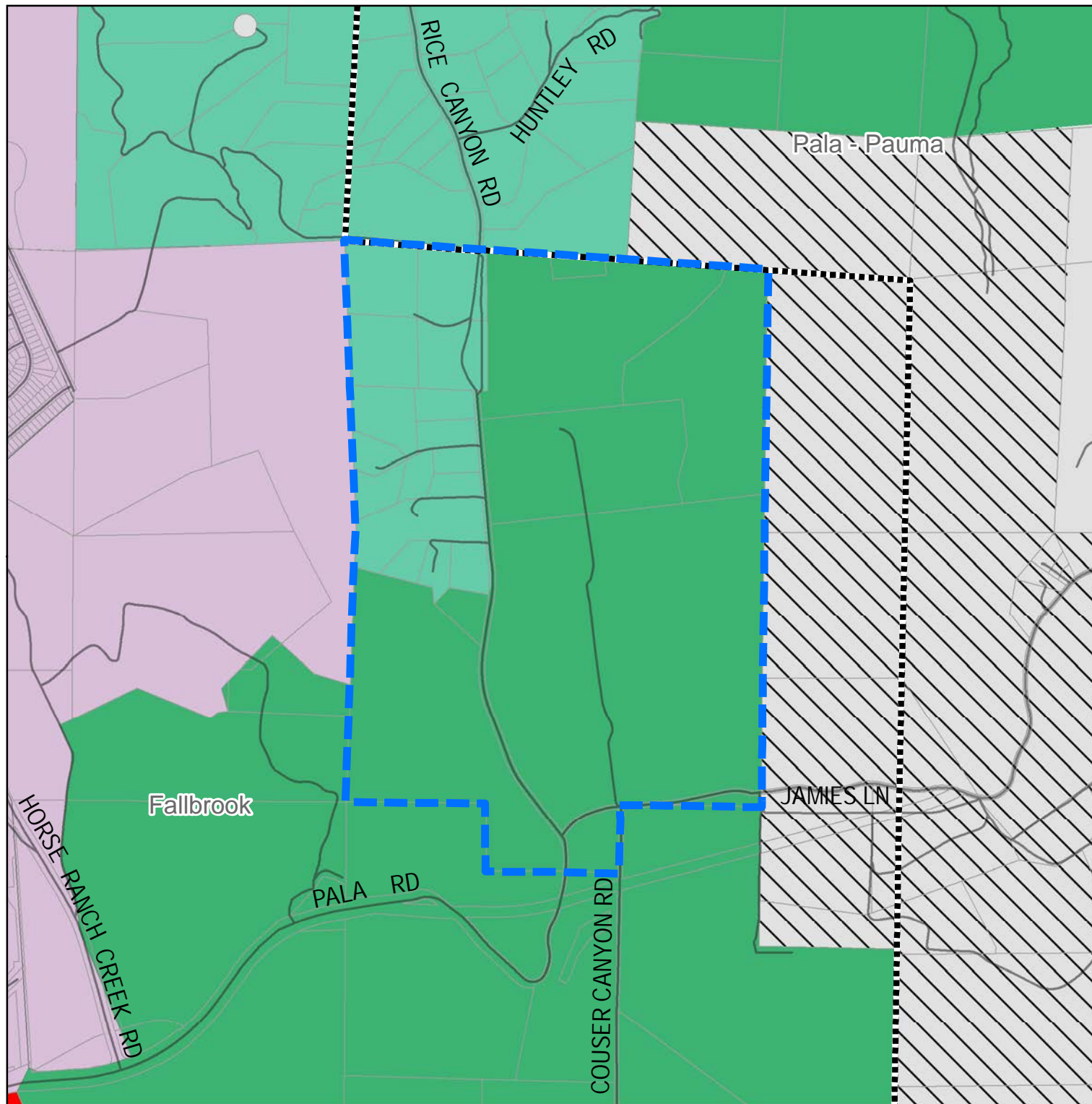
-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Village Residential (VR-15)
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-40)
-  Public/Semi-Public Facilities
-  Public Agency Lands



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

FB2+ Analysis Area

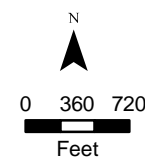
**Fallbrook**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Rural Lands (RL-20)
-  Rural Lands (RL-40)
-  Specific Plan Area
-  General Commercial
-  Public/Semi-Public Facilities
-  Public/Semi-Public Lands (Solid Waste Facility)

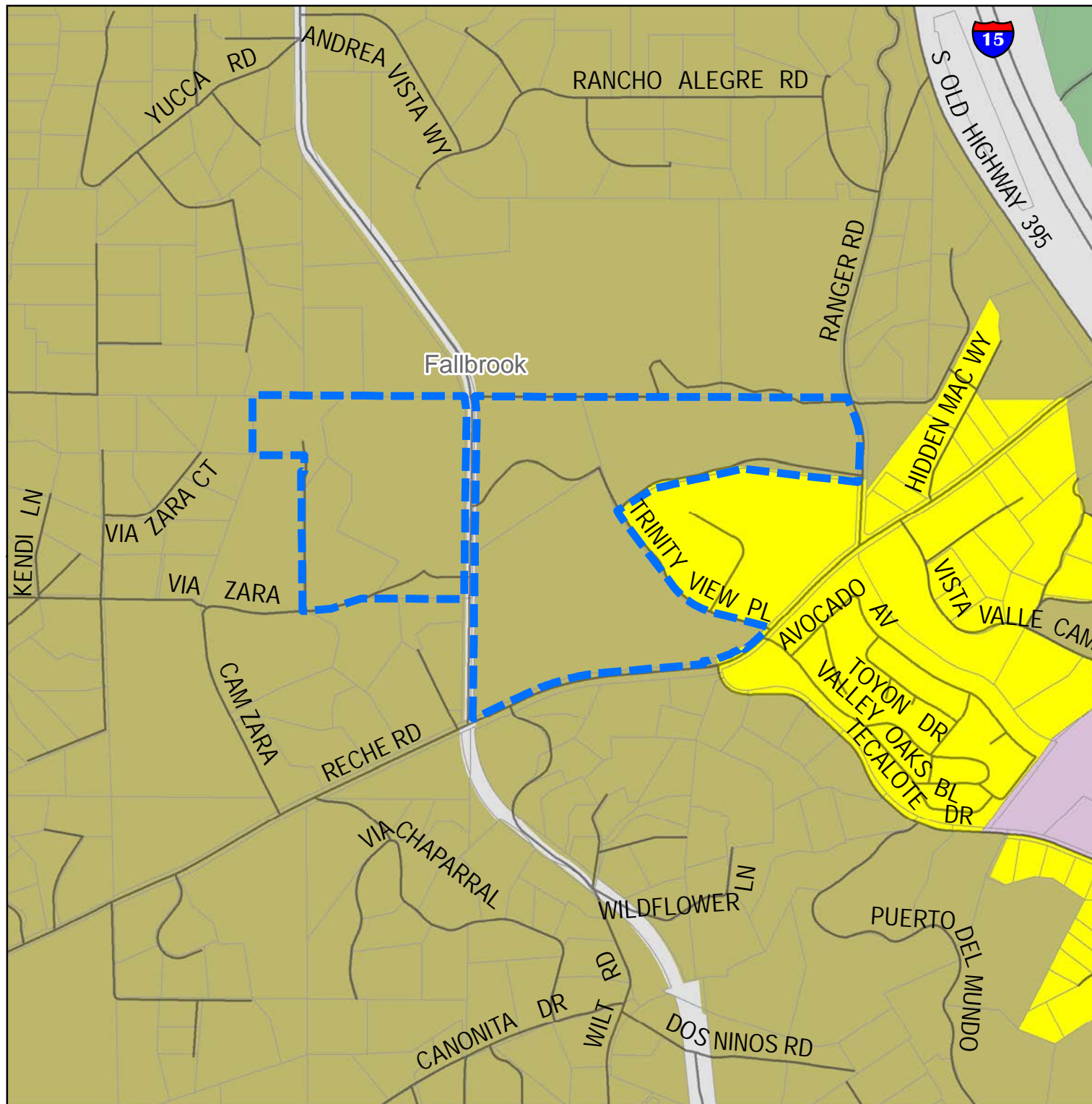


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FB17 Analysis Area

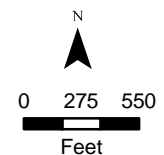
## **Fallbrook**

2011 General Plan Update

General Plan Designations

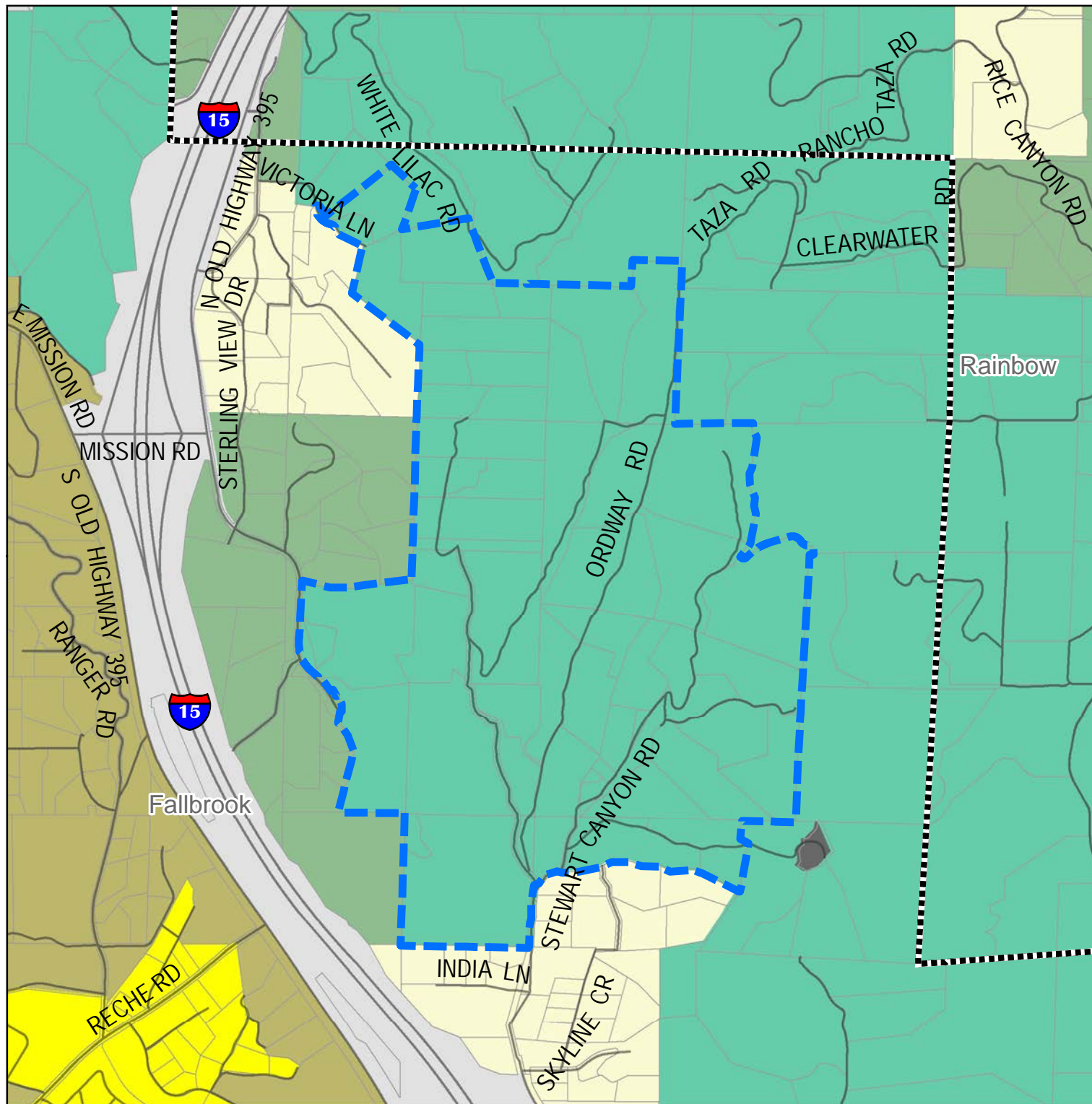
(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan  
Land Use Designation(s)
-  Community Planning  
Area Boundary
-  Village Residential (VR-2.9)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-10)
-  Specific Plan Area
-  Public/Semi-Public Facilities



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# Property Specific Requests General Plan Amendment











FB19+ Analysis Area

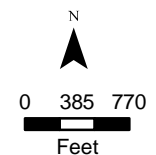
## **Fallbrook**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Public/Semi-Public Facilities
-  Open Space (Conservation)



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# Property Specific Requests General Plan Amendment









FB21+ Analysis Area

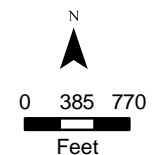
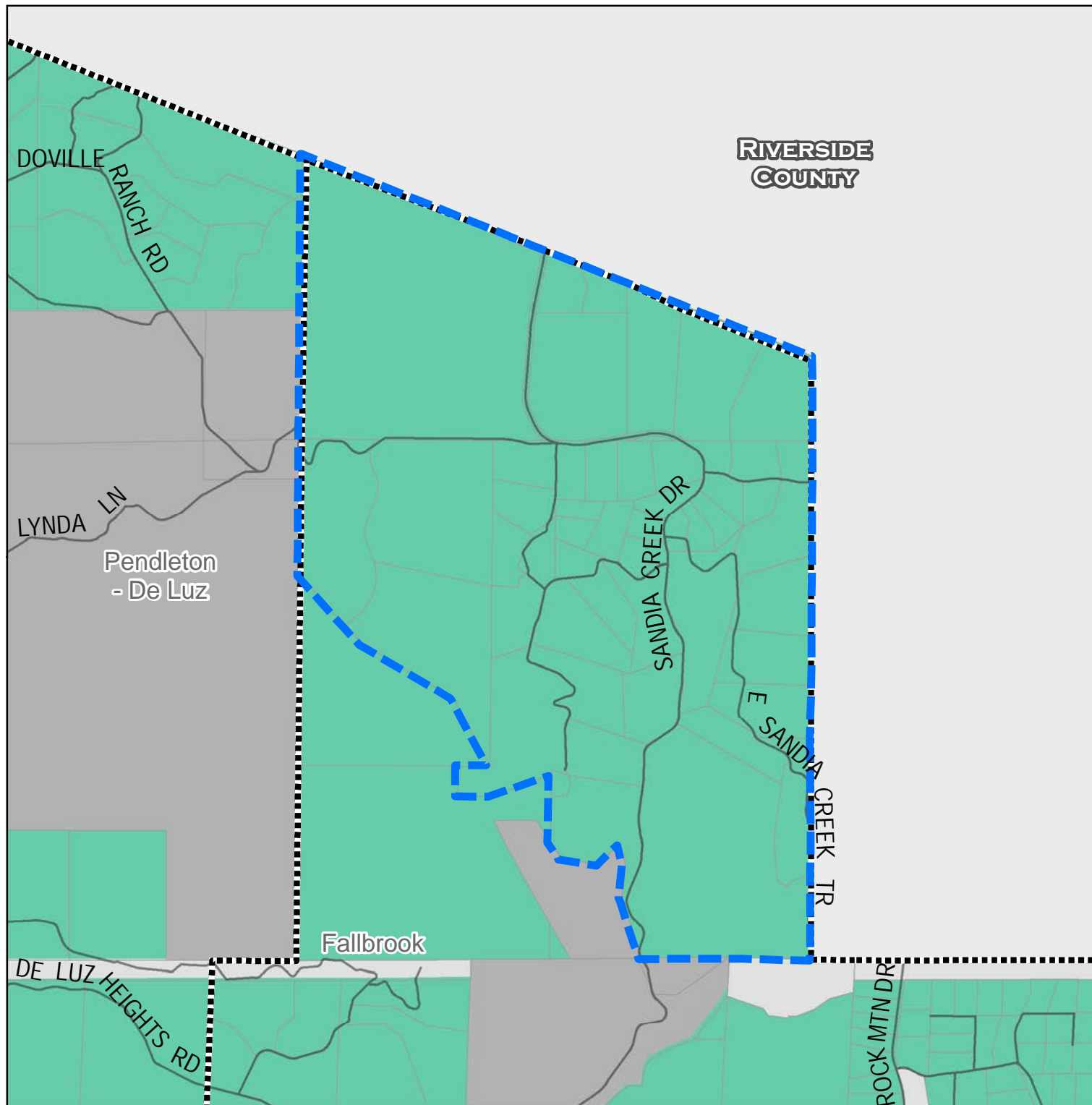
**Fallbrook**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Rural Lands (RL-20)
-  Public/Semi-Public Facilities
-  Public Agency Lands



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# Property Specific Requests General Plan Amendment













ME26 Analysis Area

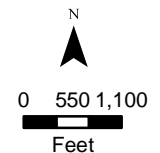
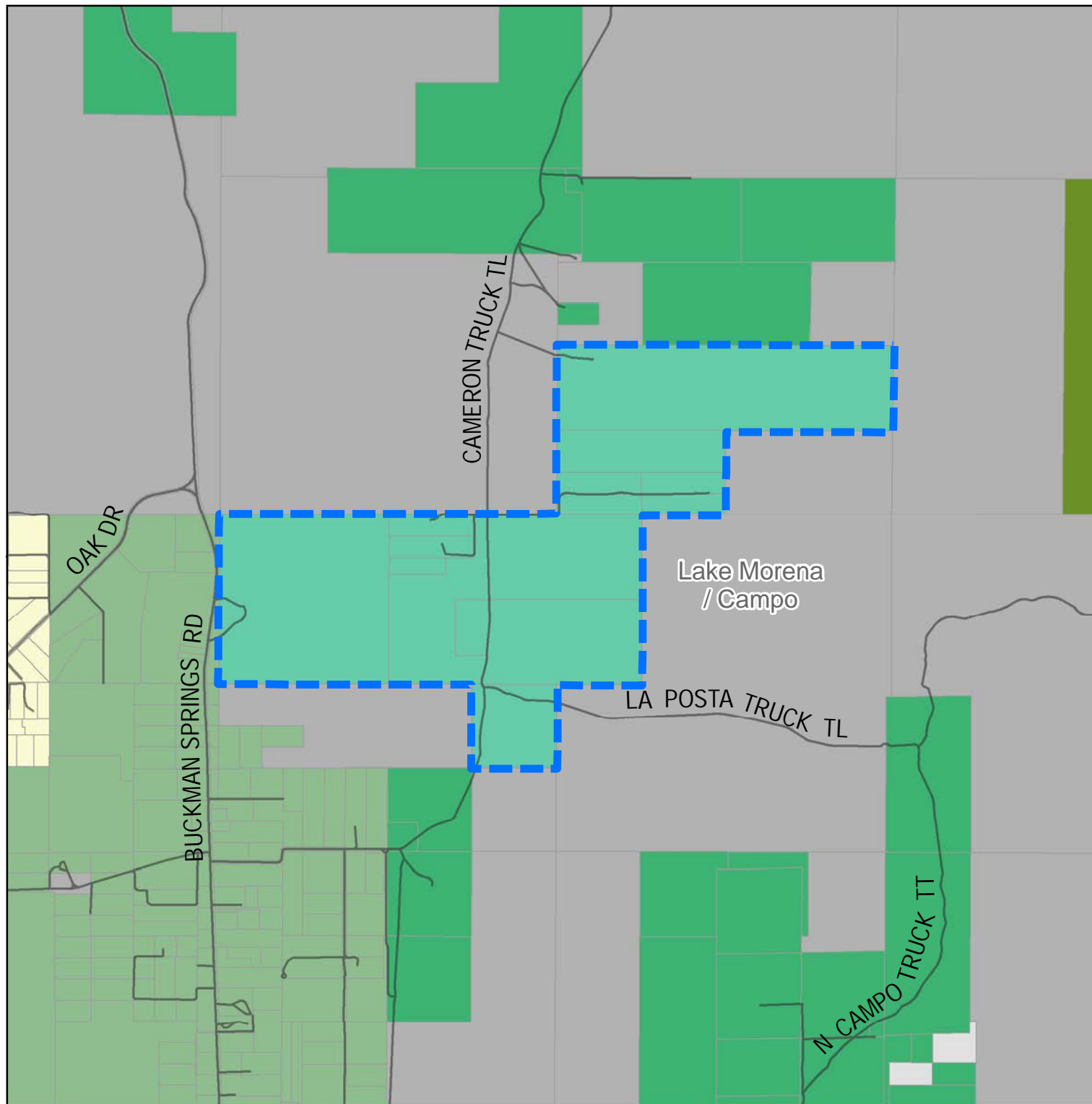
**Mountain Empire**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Rural Lands (RL-40)
-  Rural Lands (RL-80)
-  Public/Semi-Public Facilities
-  Public Agency Lands



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# Property Specific Requests General Plan Amendment















ME30A Analysis Area

**Mountain Empire**

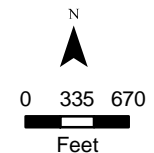
2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-40)
-  Rural Commercial
-  Limited Impact Industrial
-  Medium Impact Industrial
-  Public/Semi-Public Facilities
-  Tribal Lands

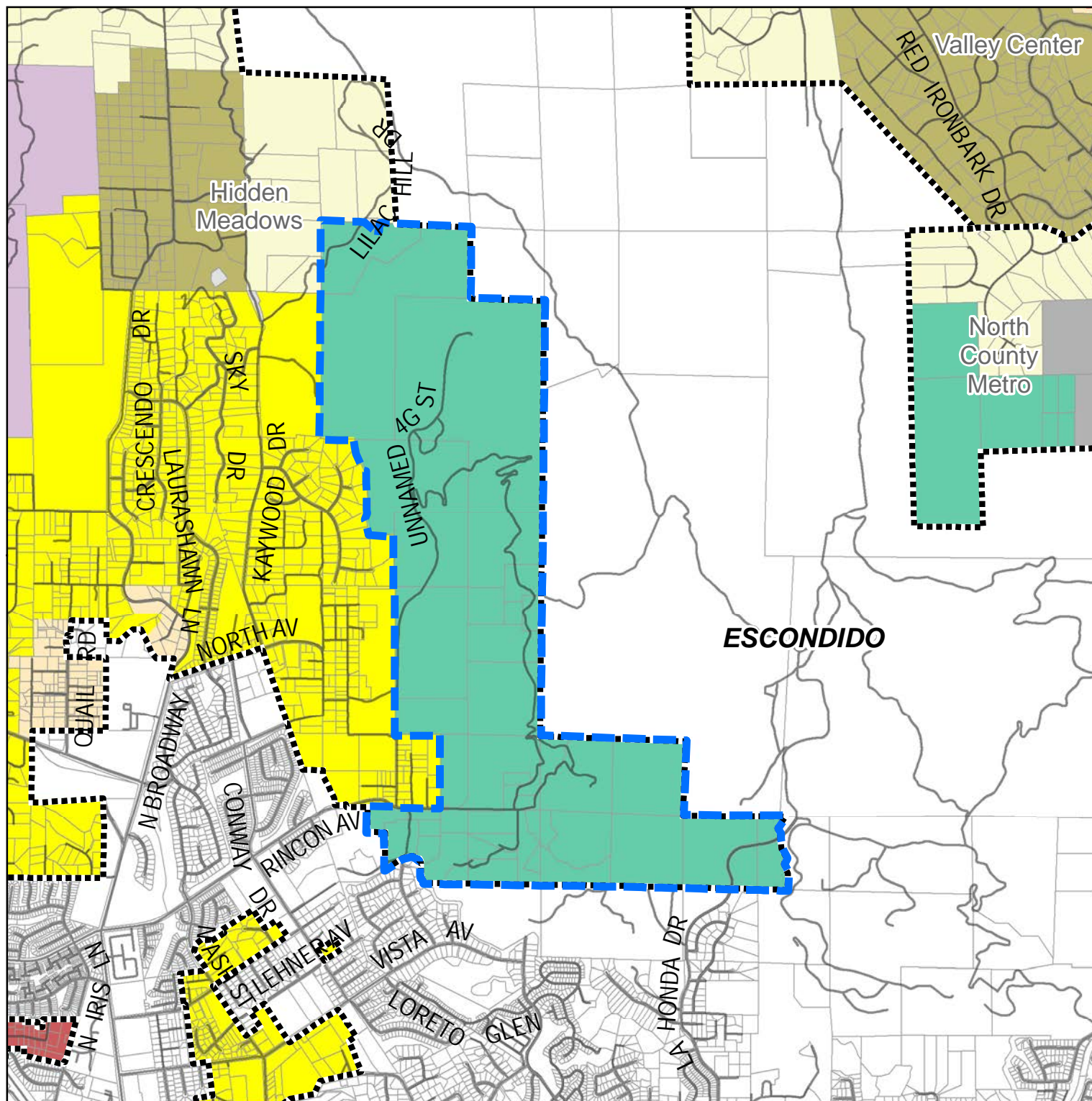
Lake Morena  
/ Campo



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# Property Specific Requests General Plan Amendment

NC3A Analysis Area

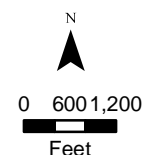
**North County Metro**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

- Parcels
- Proposed General Plan Land Use Designation(s)
- Community Planning Area Boundary
- Village Residential (VR-24)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Rural Lands (RL-20)
- Specific Plan Area
- General Commercial
- Public/Semi-Public Facilities
- Public Agency Lands

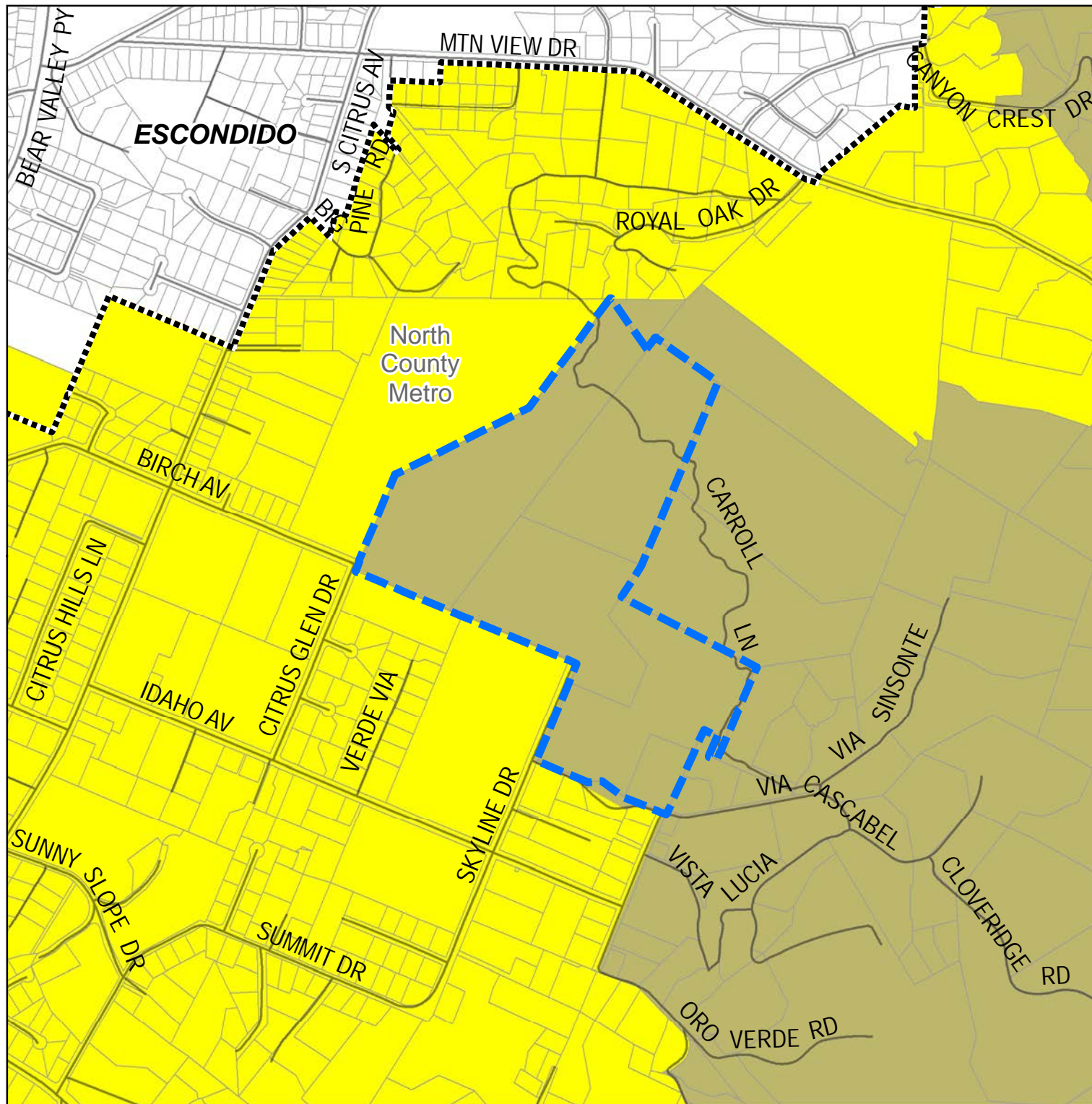


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# Property Specific Requests General Plan Amendment






NC18A Analysis Area

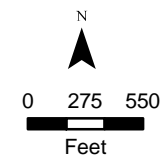
**North County Metro**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

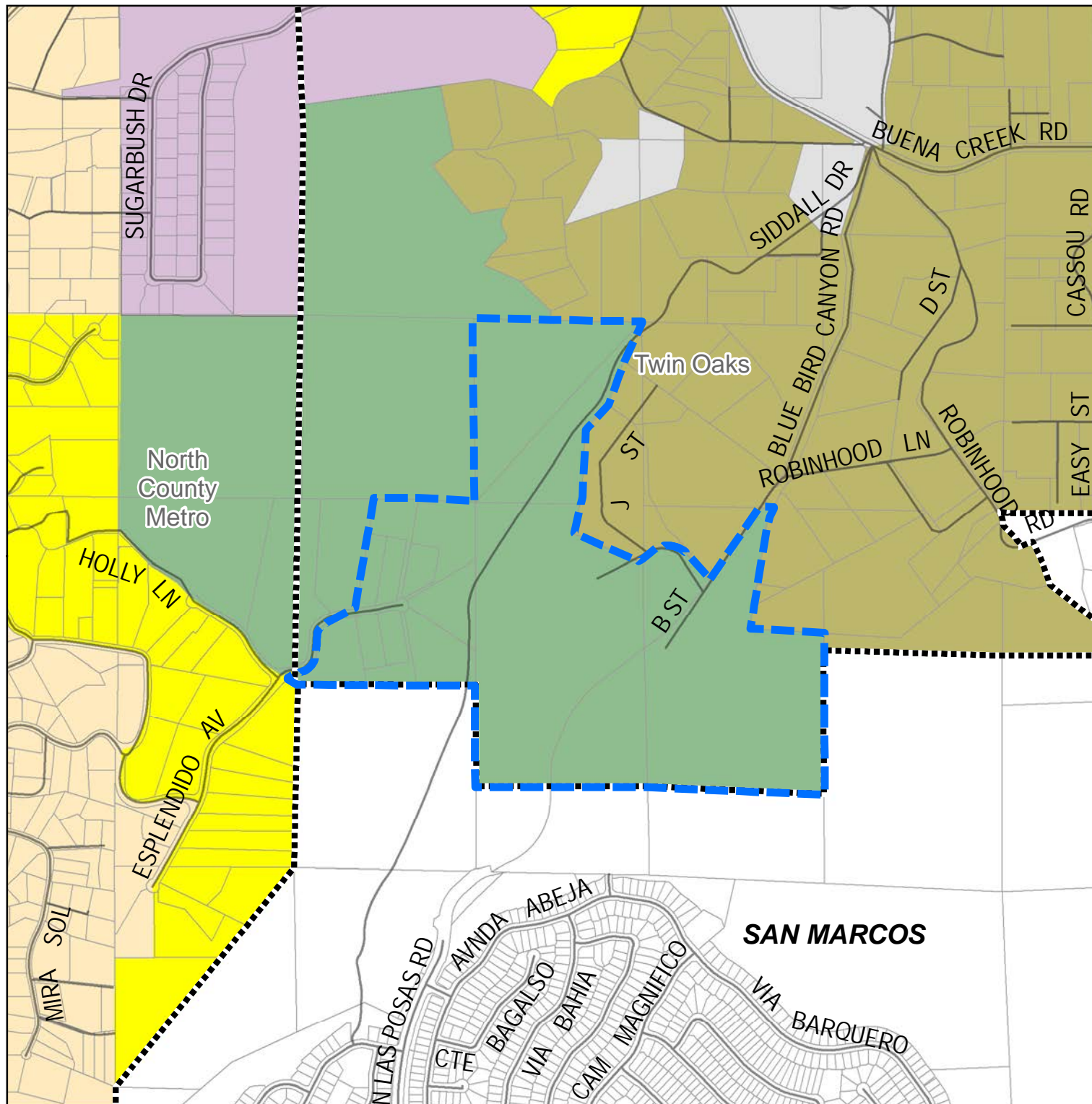
-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)



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# Property Specific Requests General Plan Amendment

NC22 Analysis Area

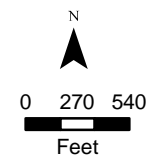
**North County Metro**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

- Parcels
- Proposed General Plan Land Use Designation(s)
- Community Planning Area Boundary
- Village Residential (VR-2)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-10)
- Specific Plan Area
- Public/Semi-Public Facilities



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# Property Specific Requests General Plan Amendment









NC37 Analysis Area

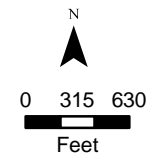
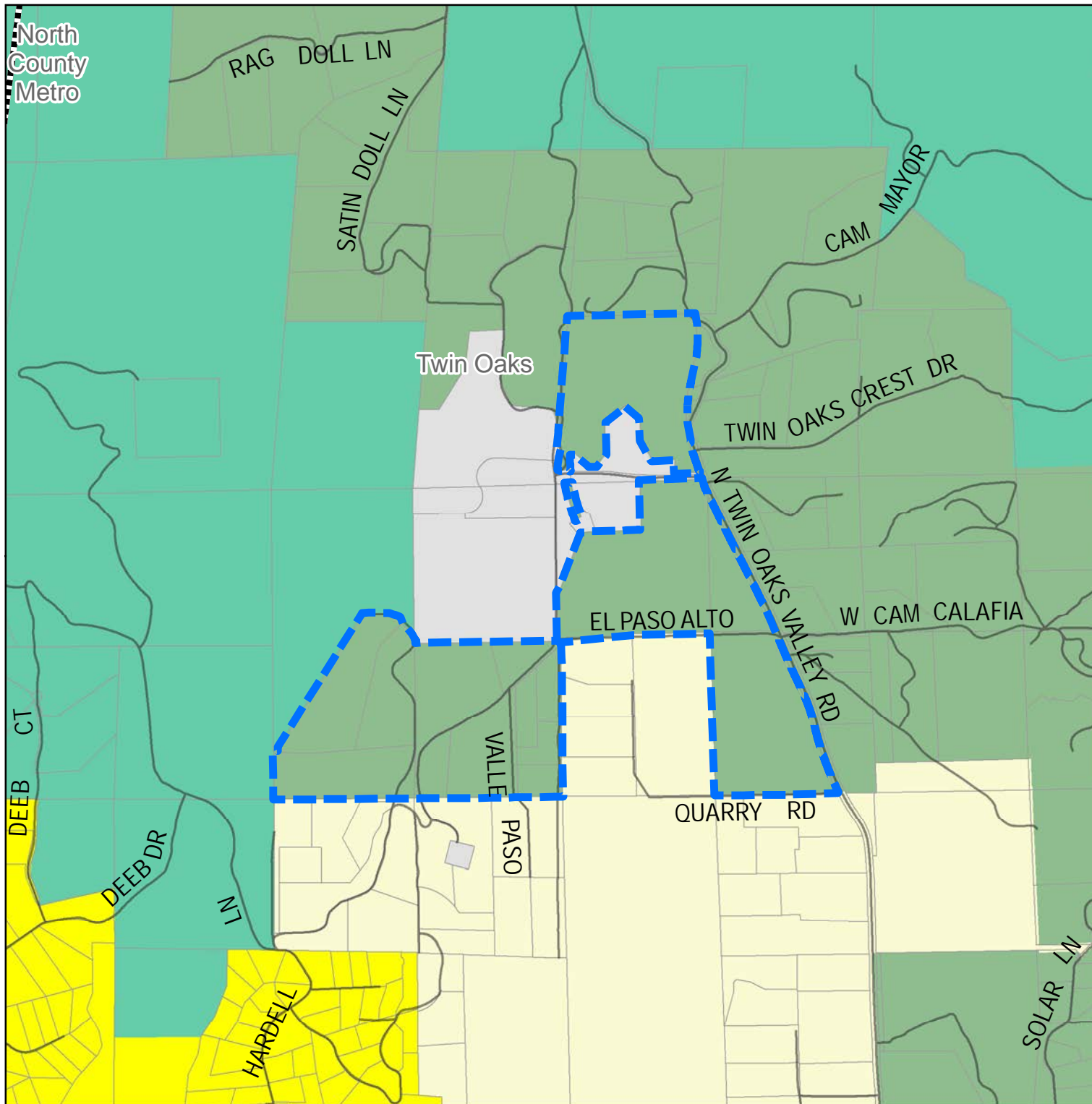
**North County Metro**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan  
Land Use Designation(s)
-  Community Planning  
Area Boundary
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Public/Semi-Public Facilities



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# Property Specific Requests General Plan Amendment








NC38+ Analysis Area

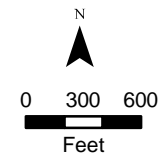
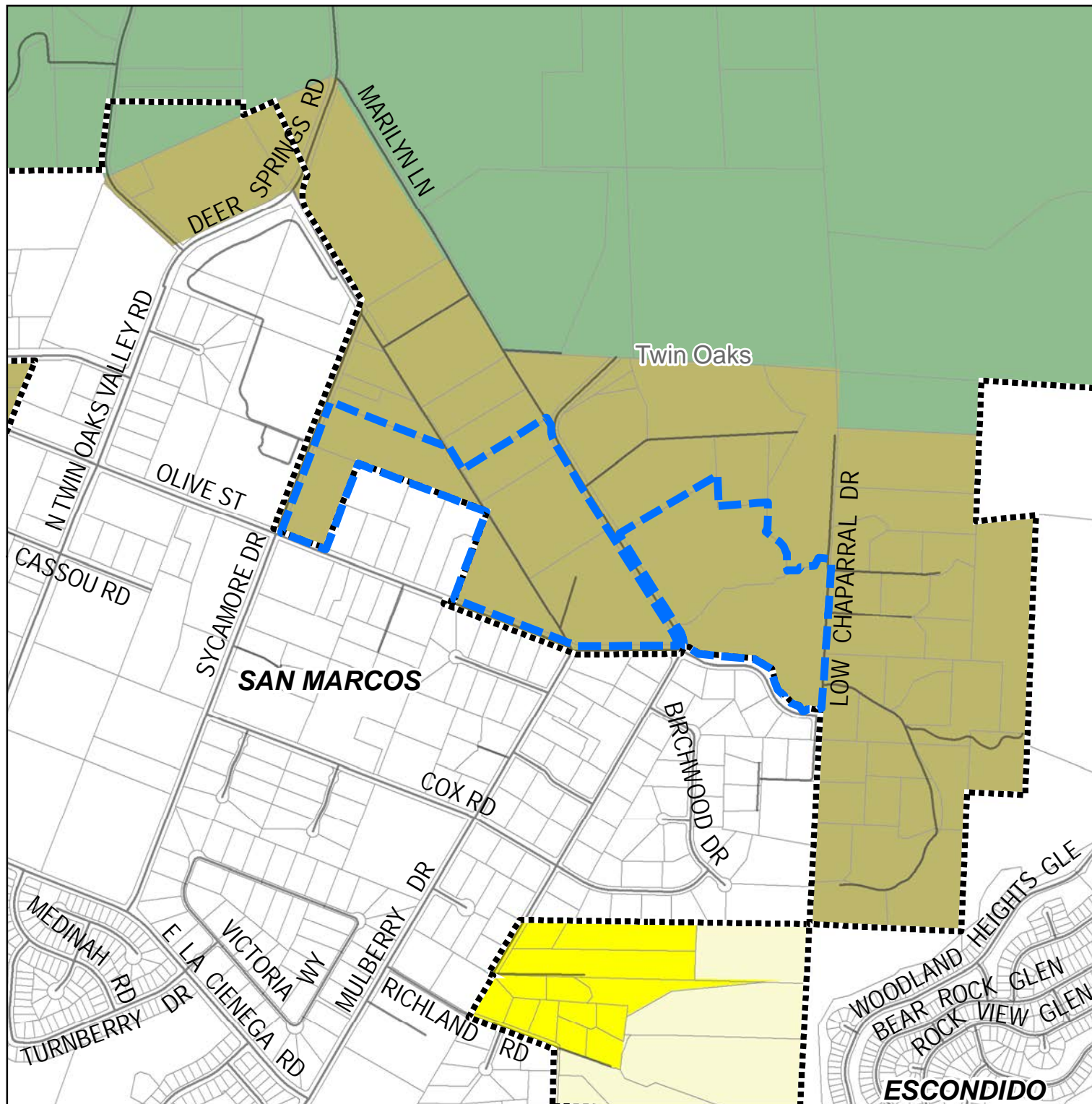
**North County Metro**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan  
Land Use Designation(s)
-  Community Planning  
Area Boundary
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)



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# Property Specific Requests General Plan Amendment

















PP30 Analysis Area

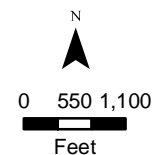
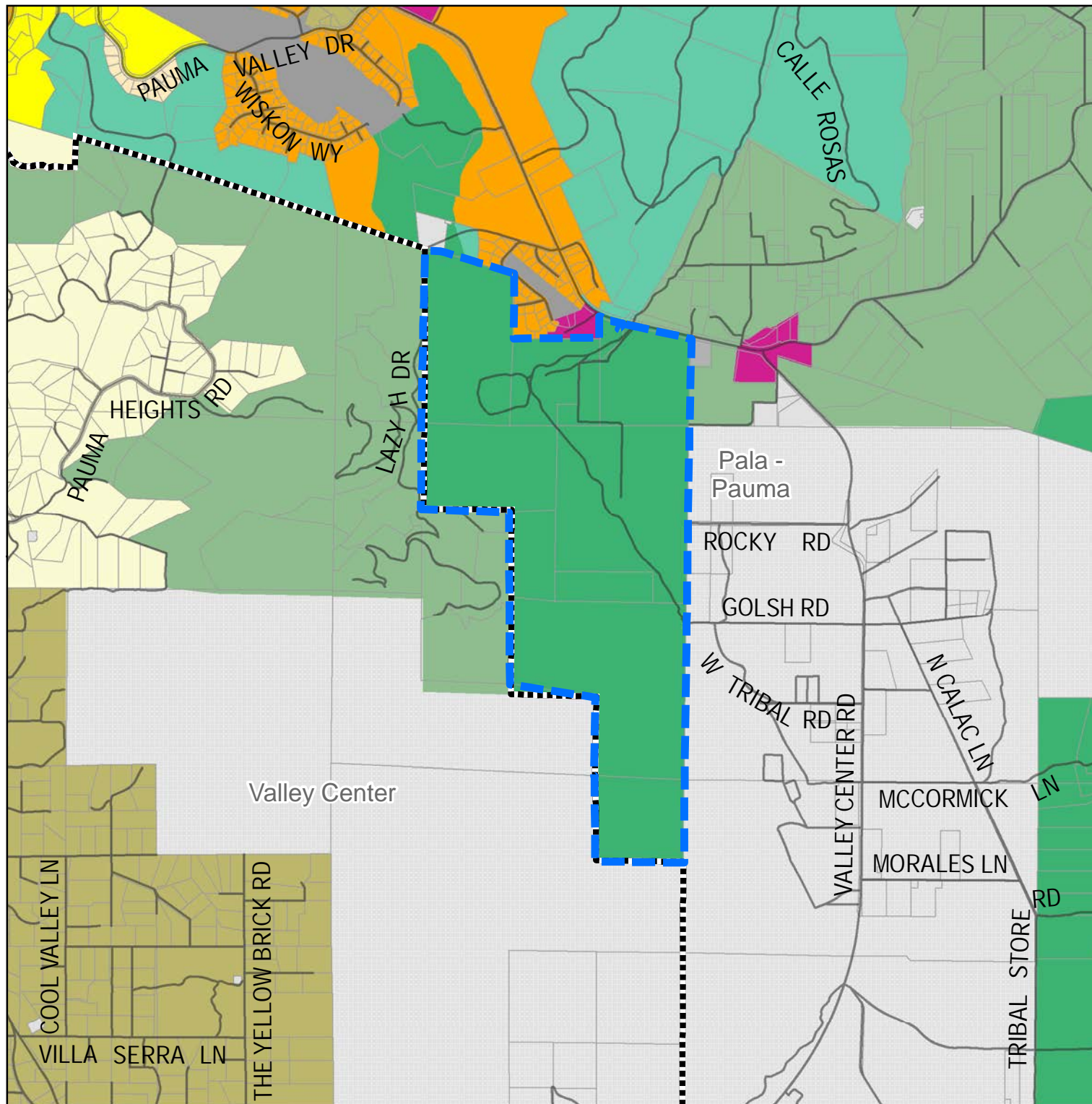
***Pala-Pauma***

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Village Residential (VR-4.3)
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Rural Lands (RL-40)
-  Rural Commercial
-  Public/Semi-Public Facilities
-  Public Agency Lands
-  Tribal Lands
-  Open Space (Recreation)



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# Property Specific Requests General Plan Amendment








SD15 Analysis Area

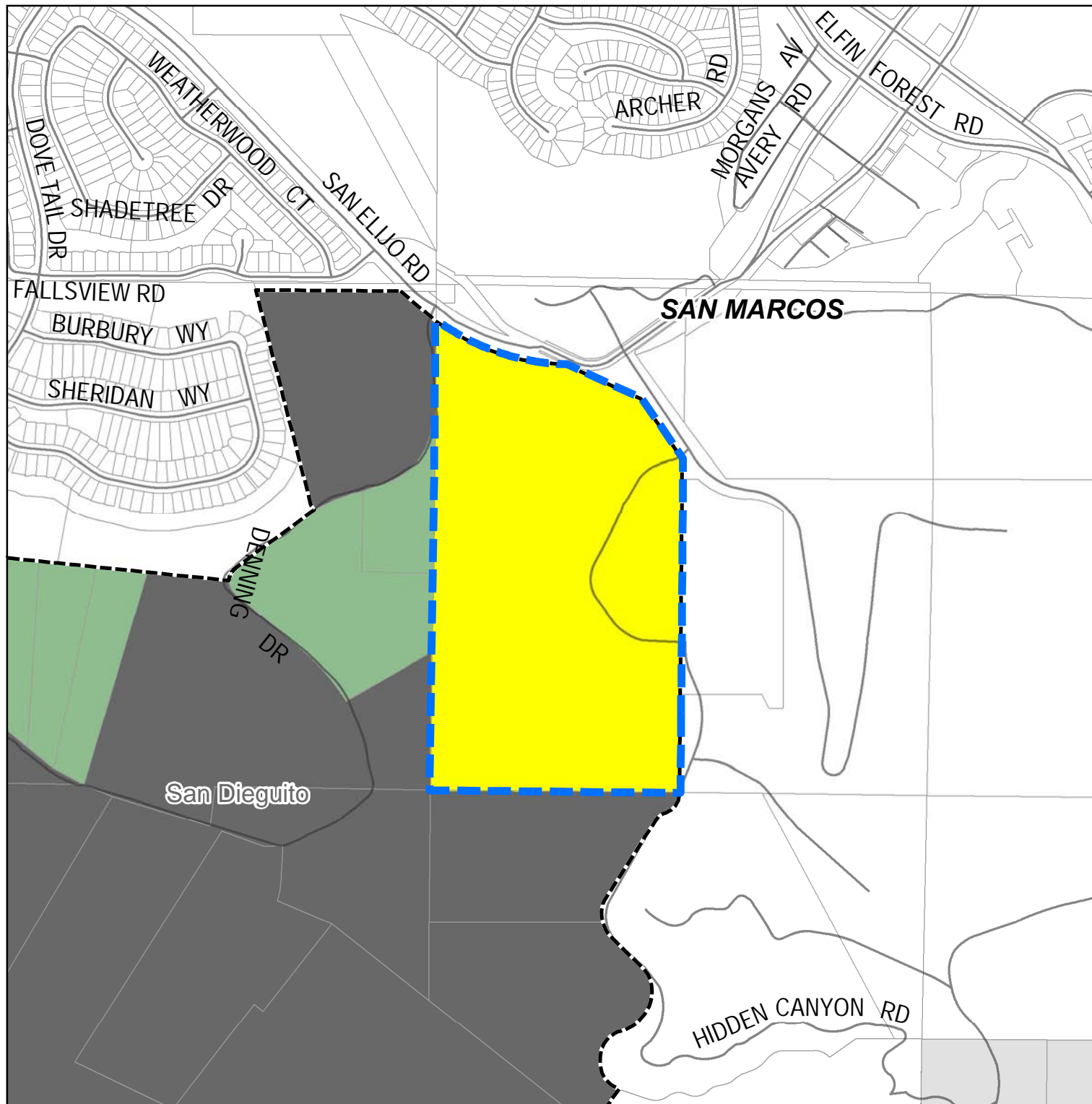
**San Dieguito**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan  
Land Use Designation(s)
-  Community Planning  
Area Boundary
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-10)
-  Public/Semi-Public Facilities
-  Open Space (Conservation)



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# Property Specific Requests General Plan Amendment


















VC7+ Analysis Area

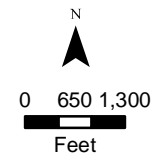
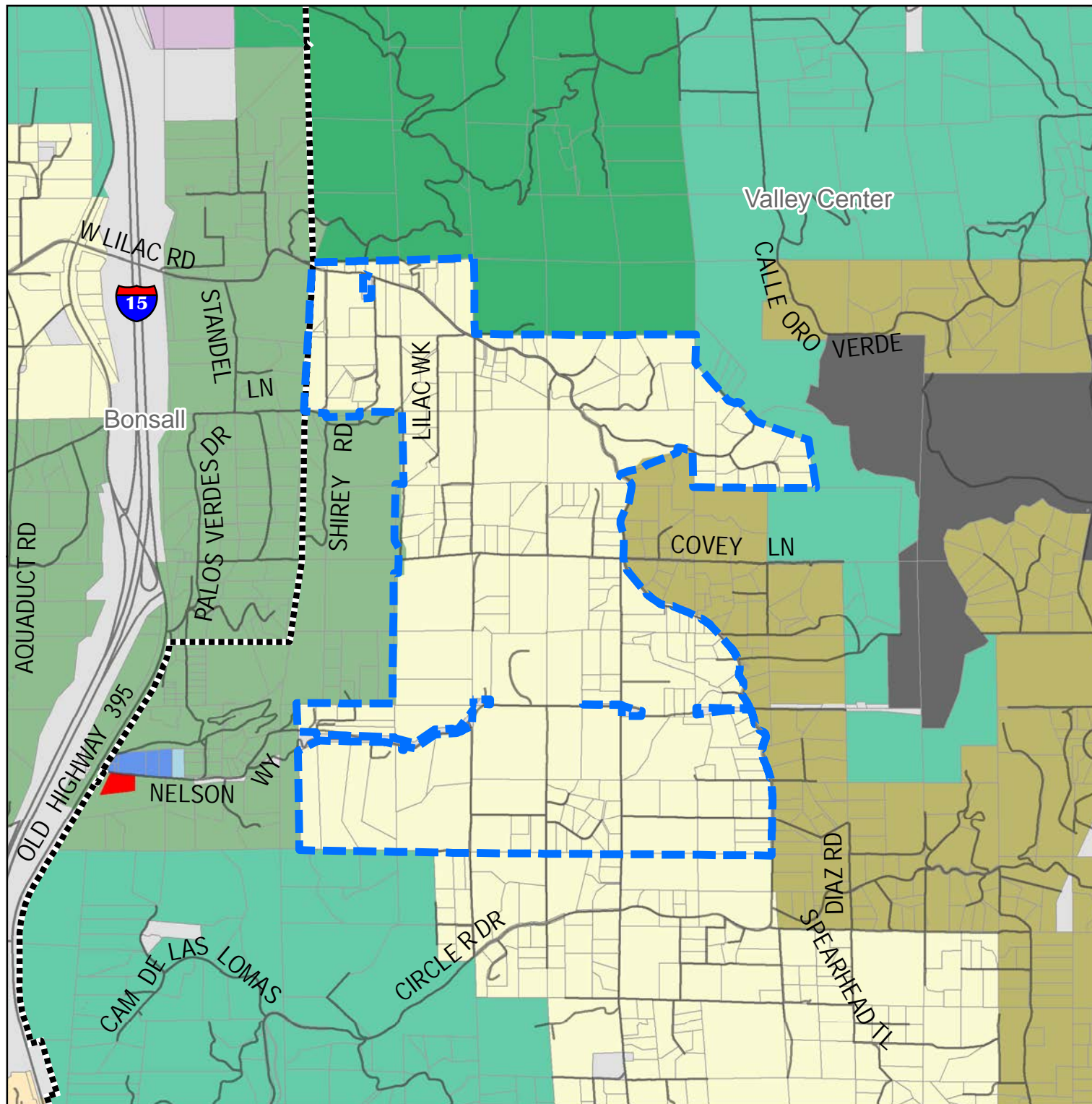
## Valley Center

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Rural Lands (RL-40)
-  Specific Plan Area
-  General Commercial
-  Limited Impact Industrial
-  Medium Impact Industrial
-  Public/Semi-Public Facilities
-  Open Space (Conservation)



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# Property Specific Requests General Plan Amendment











## VC51 Analysis Area

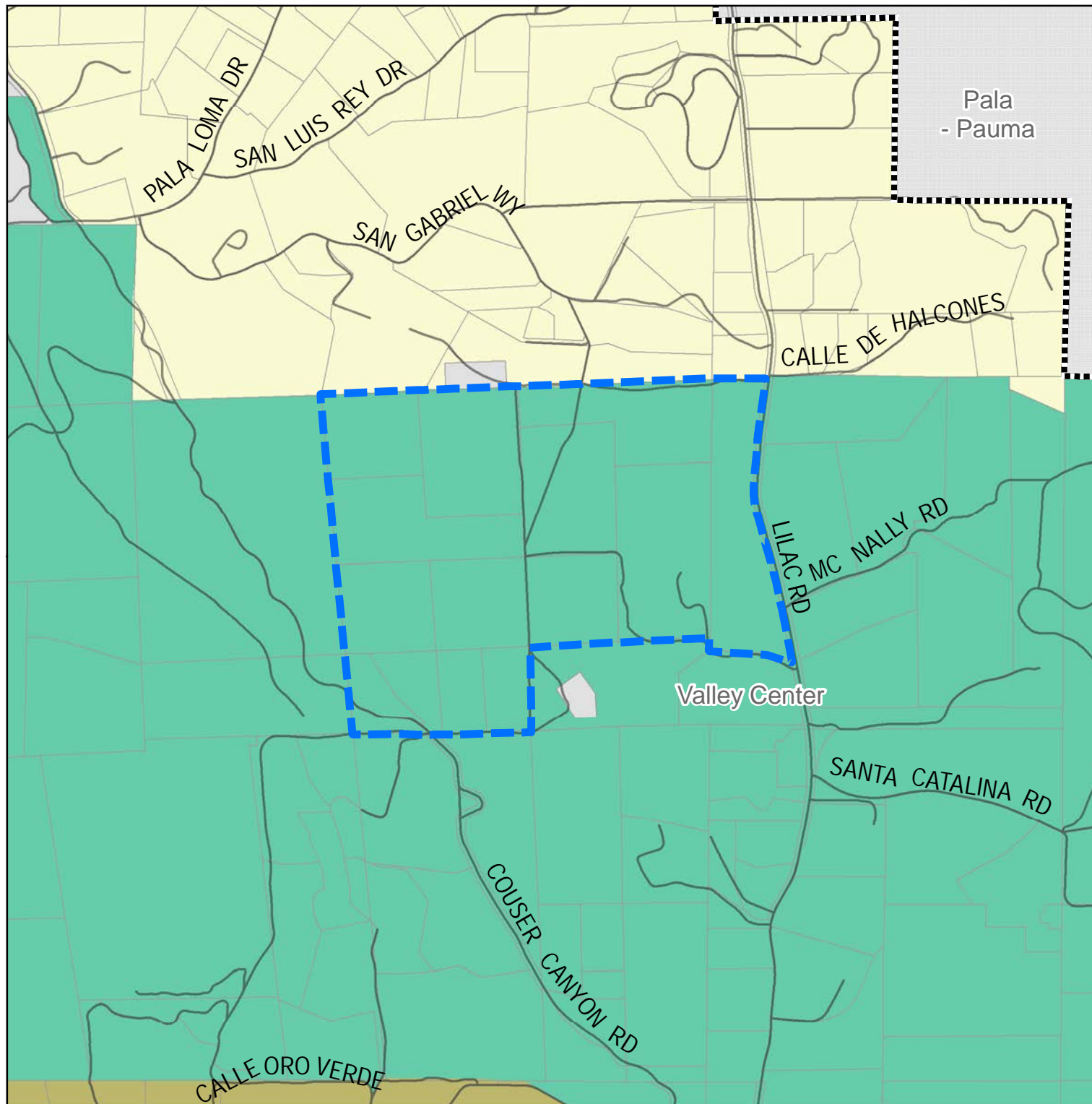
### Valley Center

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Rural Lands (RL-20)
-  Public/Semi-Public Facilities
-  Tribal Lands



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# Property Specific Requests General Plan Amendment























VC57+ Analysis Area

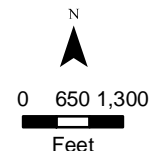
## Valley Center

2011 General Plan Update

General Plan Designations

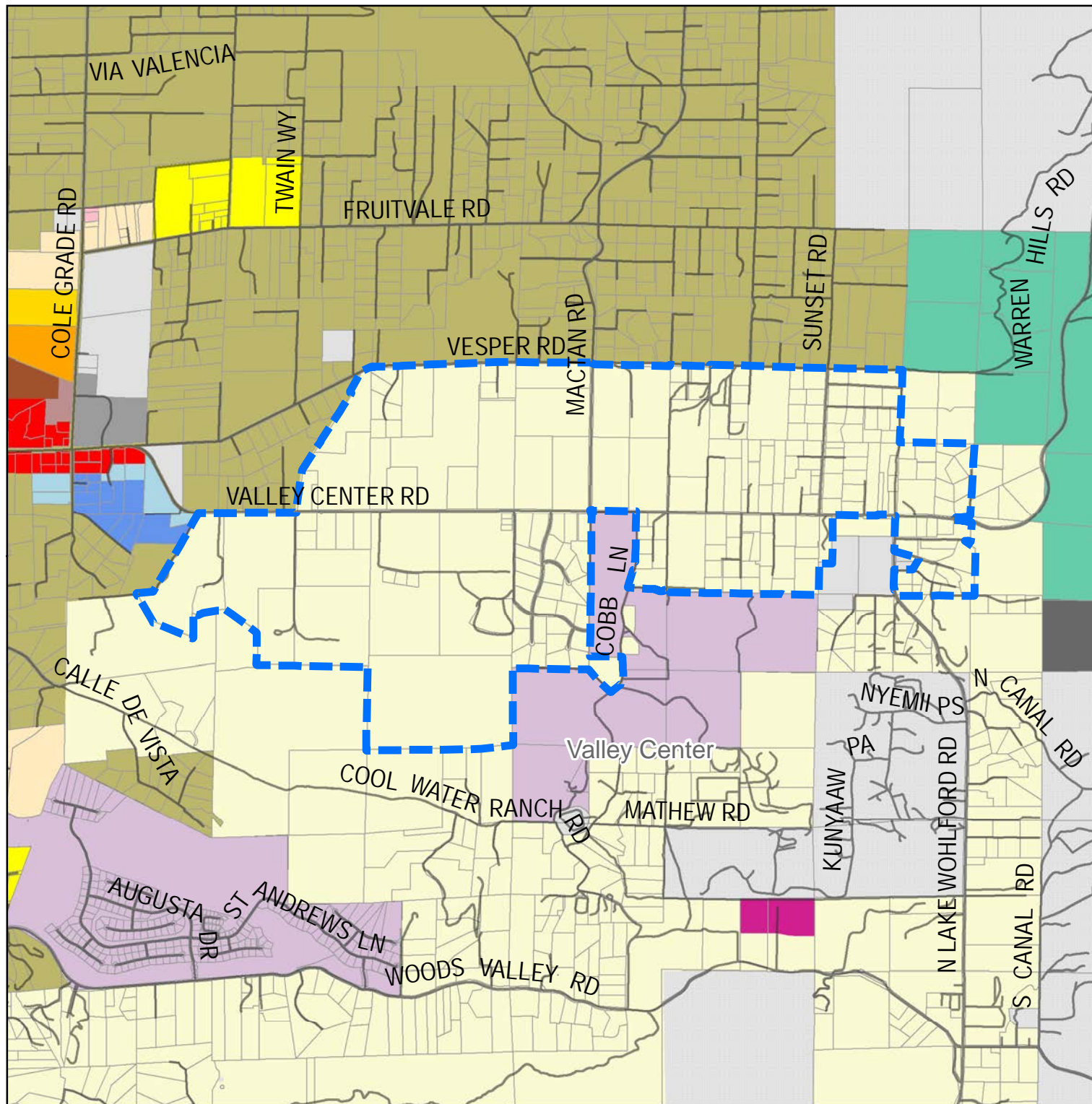
(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Village Residential (VR-15)
-  Village Residential (VR-10.9)
-  Village Residential (VR-4.3)
-  Village Residential (VR-2.9)
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Rural Lands (RL-20)
-  Specific Plan Area
-  Neighborhood Commercial
-  General Commercial
-  Rural Commercial
-  Limited Impact Industrial
-  Medium Impact Industrial
-  Public/Semi-Public Facilities
-  Tribal Lands
-  Open Space (Recreation)
-  Open Space (Conservation)



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# Property Specific Requests General Plan Amendment










VC67 Analysis Area

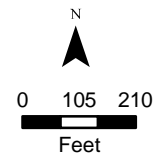
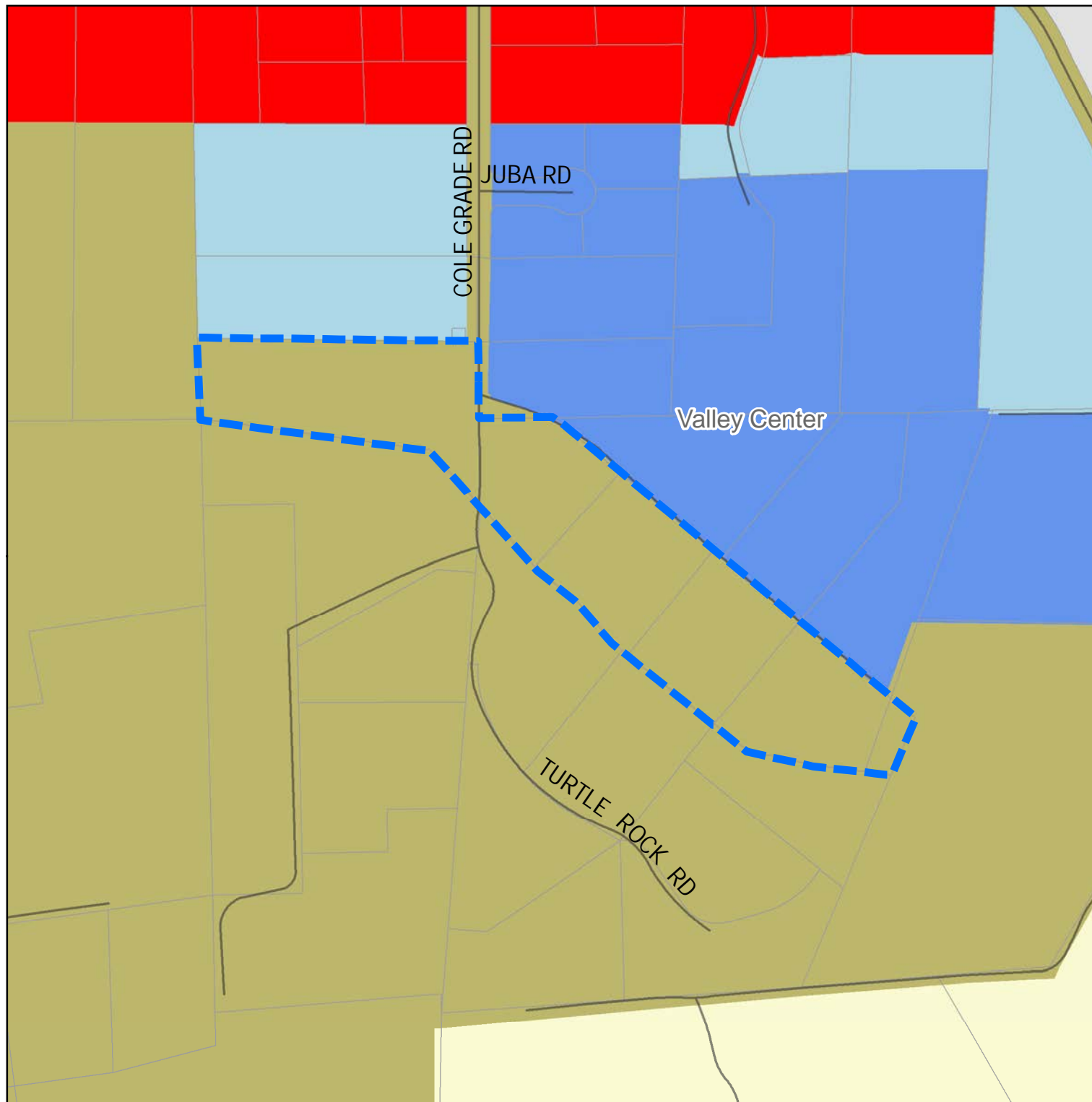
**Valley Center**

2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

-  Parcels
-  Proposed General Plan  
Land Use Designation(s)
-  Community Planning  
Area Boundary
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  General Commercial
-  Limited Impact Industrial
-  Medium Impact Industrial
-  Public/Semi-Public Facilities



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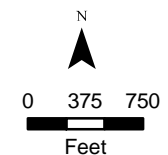
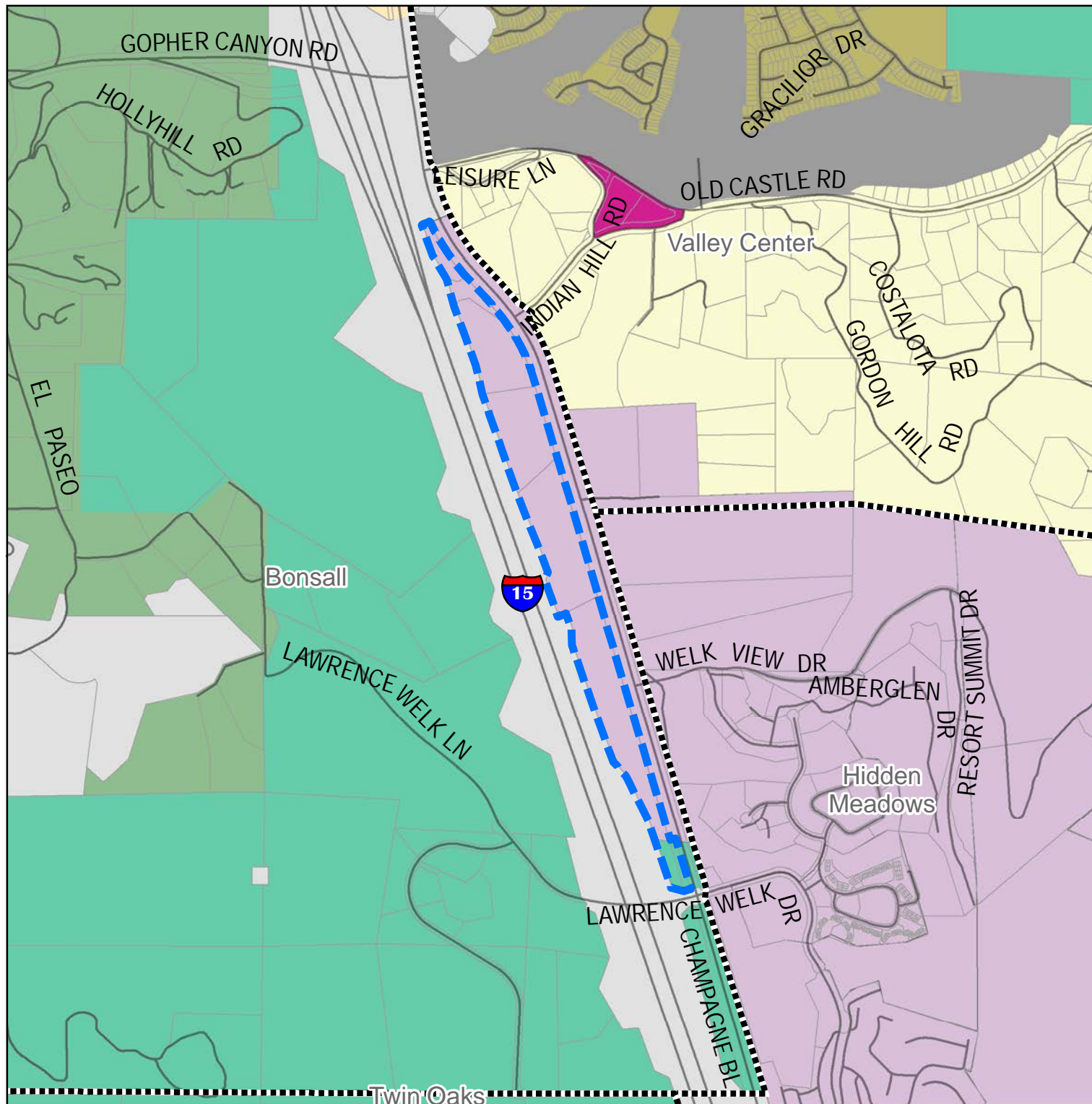
# Property Specific Requests General Plan Amendment

## Western Champagne Gardens

### **Bonsall**

2011 General Plan Update  
General Plan Designations  
(Existing prior to the adoption of the PSRs GPA)  
*1 of 2 maps for this Analysis Area  
(See 2011 zoning on the next page)*

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Specific Plan Area
-  Rural Commercial
-  Public/Semi-Public Facilities
-  Open Space (Recreation)



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# Property Specific Requests General Plan Amendment

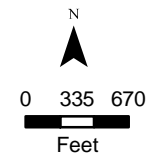
## Western Champagne Gardens

### **Bonsall**

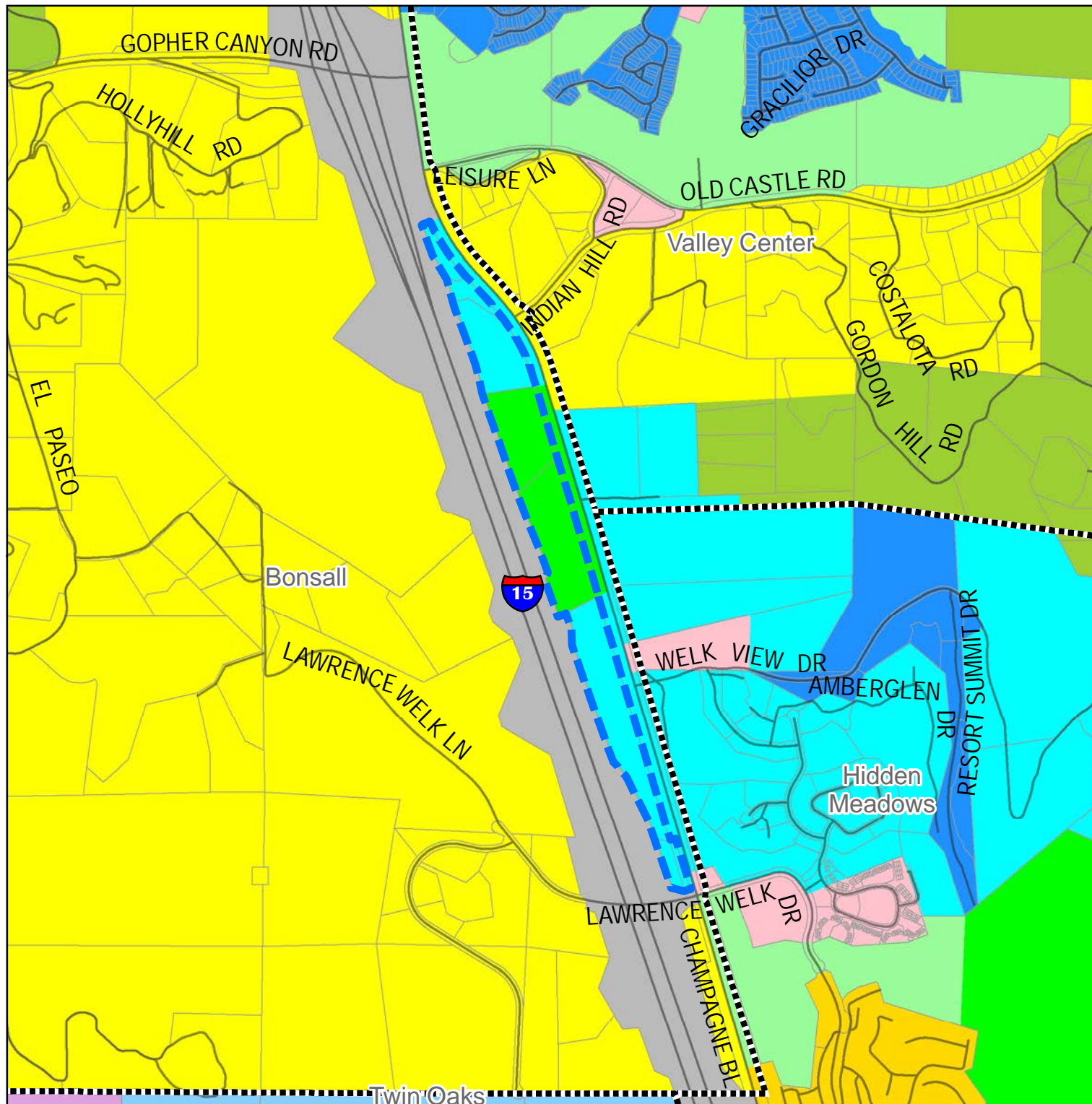
2011 General Plan Update  
Zoning Use Regulations  
(Existing prior to the adoption of the PSRs GPA)

*2 of 2 maps for this Analysis Area*

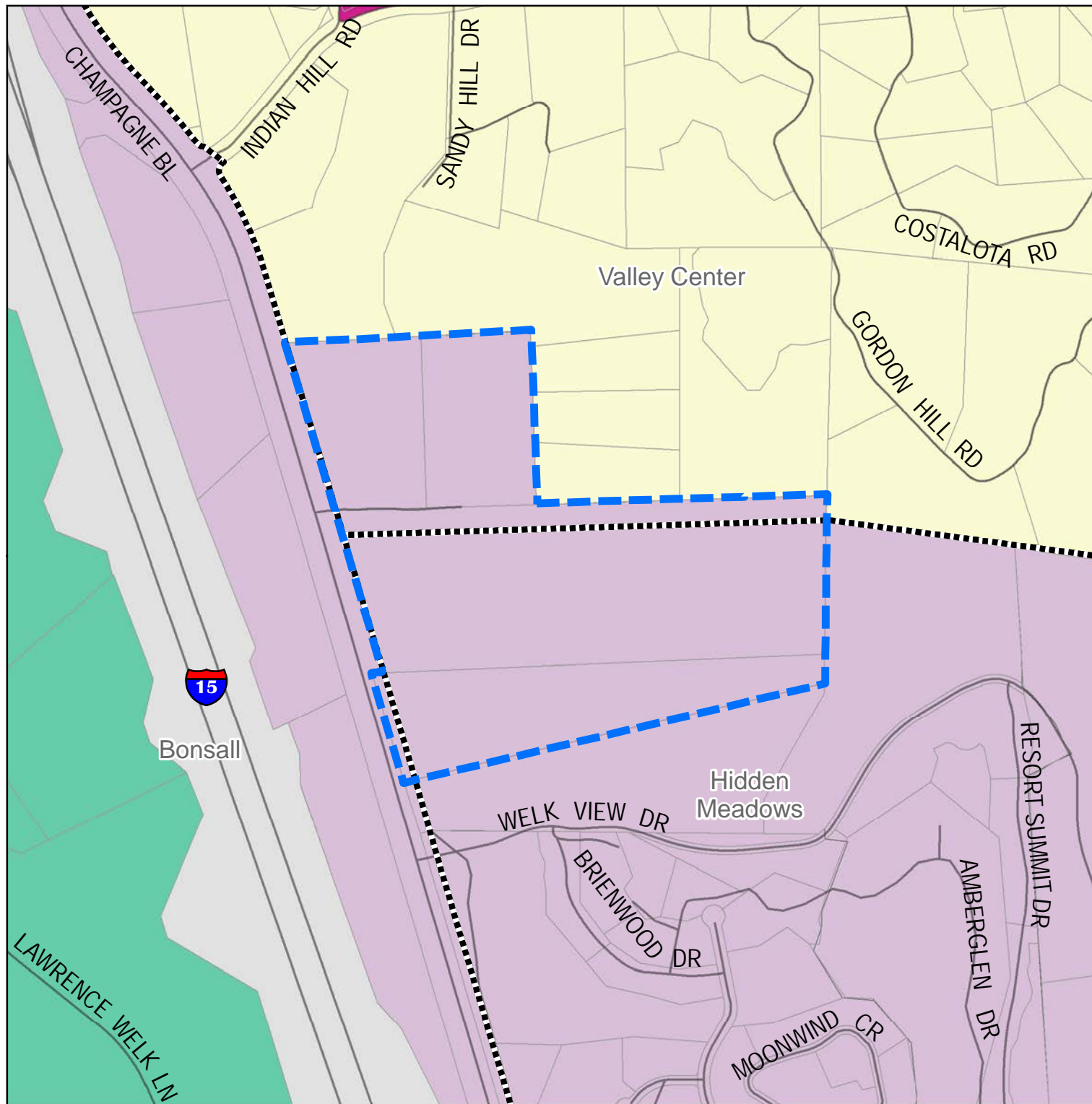
-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
-  Agriculture
-  Commerical and Office
-  Rural Residential
-  Residential - Single
-  Residential - Variable
-  Open Space
-  Extractive Use
-  Transportation and Utility
-  Specific Plan
-  Holding Area
-  General Rural



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# Property Specific Requests General Plan Amendment

## Eastern Champagne Gardens

### Valley Center/Hidden Meadows

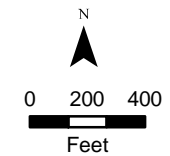
2011 General Plan Update

General Plan Designations

(Existing prior to the adoption of the PSRs GPA)

*1 of 2 maps for this Analysis Area  
(See 2011 zoning on the next page)*

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
-  Semi-Rural Residential (SR-4)
-  Rural Lands (RL-20)
-  Specific Plan Area
-  Rural Commercial
-  Public/Semi-Public Facilities



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# Property Specific Requests General Plan Amendment

## Eastern Champagne Gardens












### Valley Center/Hidden Meadows

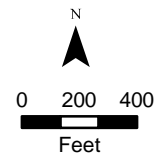
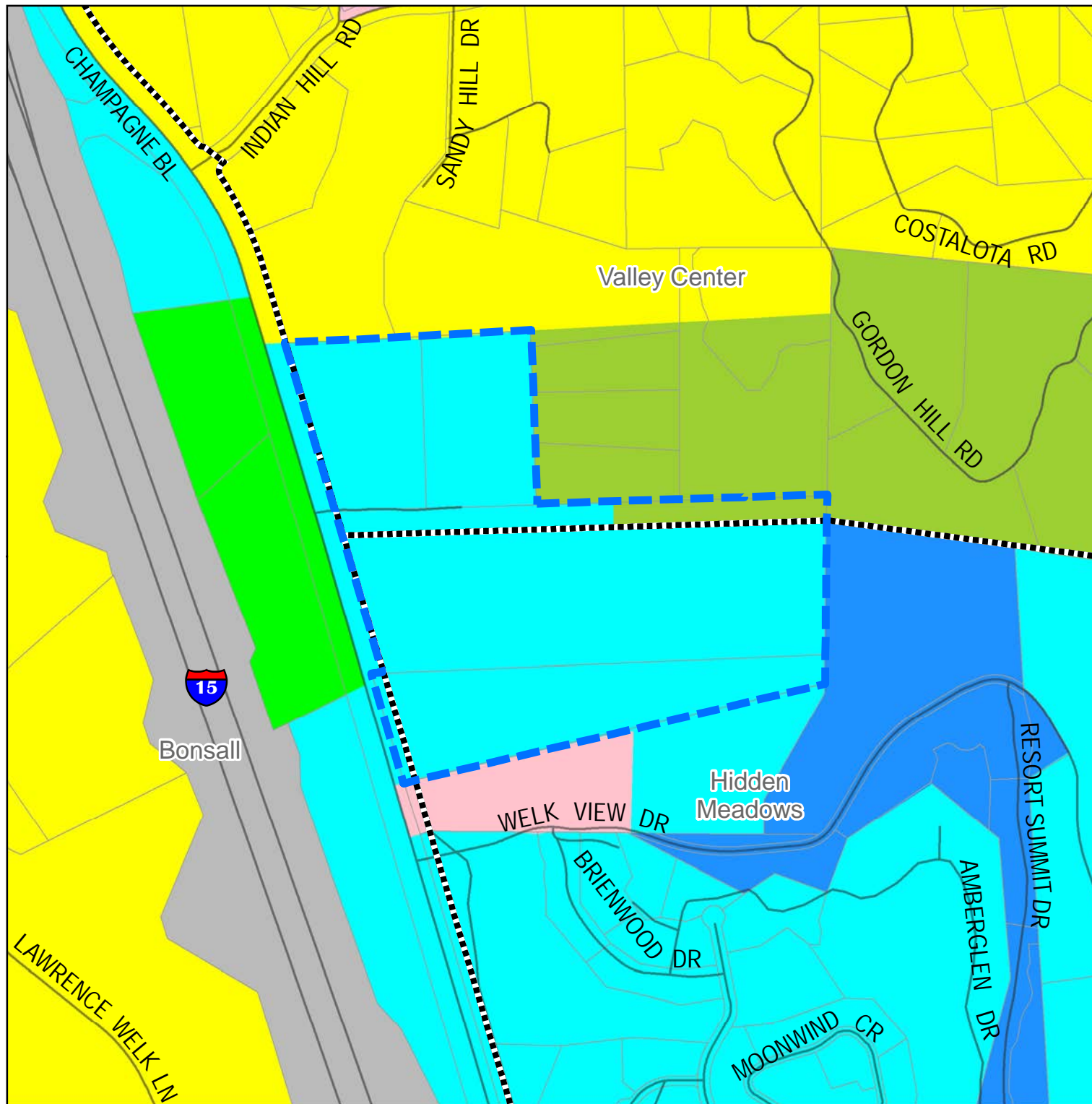
2011 General Plan Update

Zoning Use Regulations

(Existing prior to the adoption of the PSRs GPA)

*2 of 2 maps for this Analysis Area*

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning Area Boundary
-  Agriculture
-  Commerical and Office
-  Rural Residential
-  Residential - Variable
-  Transportation and Utility
-  Specific Plan
-  Holding Area



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## **PROPERTY SPECIFIC REQUESTS GPA/REZONE**

### **PROPOSED D1 DESIGNATOR – SD15 PSR ANALYSIS AREA**

*Addressing Consistency with General Plan Policy LU-1.2 for the  
PSR SD15 Proposed Project Map*

Ordinance No. \_\_\_\_\_ (New Series)

### **AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY RELATED TO THE PROPERTY SPECIFIC REQUESTS GENERAL PLAN AMENDMENT AND REZONE**

The Board of Supervisors of the County of San Diego ordains as follows:

#### **Section 1**

The zoning classification of certain real property is hereby changed as set forth below and more precisely delineated on the Property Specific Requests Special Area Regulation Changes Map attached hereto as Attachment A and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

D Special Area Regulations Designator – A component of establishing consistency with General Plan Policy LU-1.2 for Property Specific Request (PSR) San Dieguito 15 (SD15) associated with adoption of Village residential densities and a Village Regional Category on a portion of the property as part of the Property Specific Requests General Plan Amendment and Rezone (GPA12-005; REZ14-006).

#### **Objective:**

A finding of consistency with General Plan Policy LU-1.2 (as adopted by the Board of Supervisors with the adoption of the General Plan Update on August 3, 2011) relied on implementation of this D designator to ensure future development within the area approved for Village densities and a Village Regional Category is designed to meet the Leadership in Energy and Environmental Design (LEED)-Neighborhood Development Certification or an equivalent, as outlined in the policy.

#### **Section 2**

#### **Standards:**

When any development is proposed within the portions of the subject property that are designated Village Residential 10.9 (VR-10.9) and General Commercial on the General Plan Land Use Map, a Site Plan application shall be required to ensure compliance with the standards below, and the project shall not be eligible for a Site Plan waiver.

The Site Plan shall be reviewed to ensure the development within the VR-10.9 and General Commercial portions of the property is designed to meet the LEED-Neighborhood Development Certification or an equivalent.







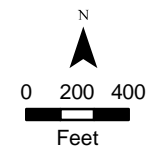
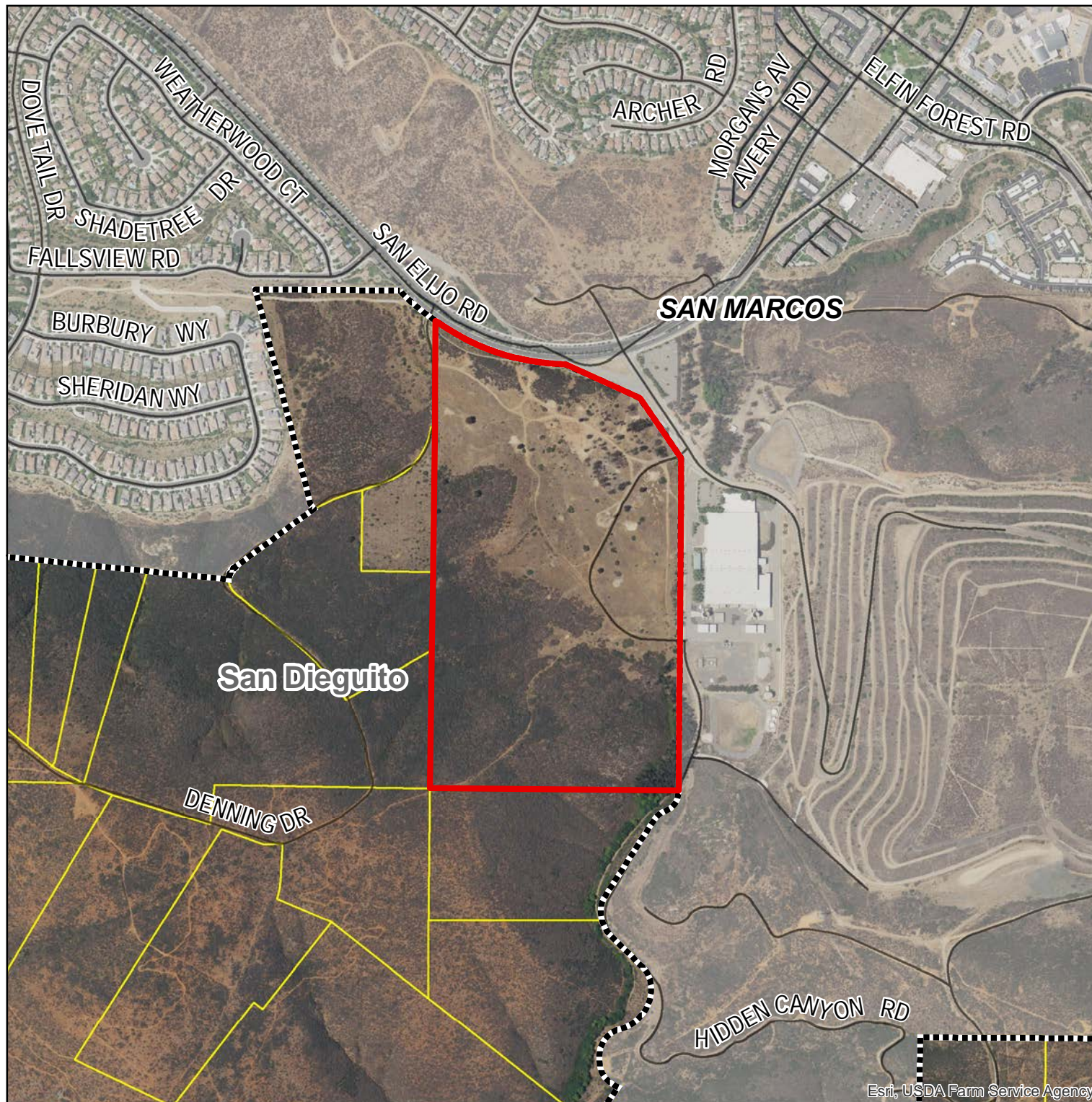
# Property Specific Requests General Plan Amendment

SD15

**San Dieguito**

SD15 D1 Designator  
Attachment A

-  SD15 Site
-  APN 223-080-46-00
-  Parcels
-  Community Planning Area Boundary



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